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# BULLETIN

## OF THE

# BOARD OF STANDARDS AND APPEALS

## OF THE CITY OF NEW YORK

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### DIRECTORY

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*New Cases Filed up to April 11, 1978*

*Cal. No. Dept. Premises Affected*

**197-78-BZ**—B.M.—131-133 Perry Street, north side, 117' west of Greenwich Street, Block 633, Lot 28, Borough of Manhattan, Community Board #2M, Alt. #1076/77. re- Proposed change of use from storage to residential Class A apts. cont. to Sect. 22-12 ZR; Structural alteration Cont. to Sec. 52-22 ZR.

**198-78-A**—F.D.—813 East 15th Street, north side, 485' east of Avenue C, Block 990, Lot 15, Borough of Manhattan. Fire Department letter No. W801500, Power generating equipment for fuel cell installation.

**199-78-BZ**—B.S.I.—32 Hull Avenue, west side, 404.84' north of North Railroad Avenue, Block 3554, Lot 59, Grant City, Borough of Staten Island, Community Board #2S.I. re- Proposed enlargement Cont. to Sect. 23-44 and 23-47 ZR.

**200-78-A**—B.B.—776 4th Avenue, northwest corner of 26th Street, Block 654, Lot 34, Borough of Brooklyn, Alt. #211/78. re- Self-Service Pump Islands, Cont. to C-19-73.0-Cb.

**201-78-A**—B.B.—6001 Church Avenue, northeast corner of Ralph Avenue, Block 4686, Lot 1, Borough of Brooklyn, Alt. #234/78. re- Self-Service Pump Islands, Cont. to C19-73.0(b)(2).

**202-78-BZ**—B.Bx.—2899 Valentine Avenue, north side, 156' west of East 199th Street, Block 3305, Lots 48 and 50, Borough of The Bronx, Community Board #7BX., Alt. #316/77. re- Public parking lot in R8 zone, Cont. to Sec. 22-00 ZR.

**203-78-BZ**—B.Q.—92-36 Merrick Boulevard (92-35 165th Street), west side, 110.42' north of Archer Avenue, Block 10155, Lot 24, Jamaica, Borough of Queens, Community Board #12Q., Alt. #1056/76. re- Reduce number of parking spaces, proposed enlargement, Cont. to Sec. 36-21 ZR.

**204-78-A**—B.M.—724 Fifth Avenue, west side, 50.5' north of West 56th Street, Block 1272, Lot 36, Borough of Manhattan, Alt. #944/77. re- glass panel in elevator cab, Cont. to Sec. 204.1(b).

**205-78-BZ**—B.M.—129 East 15th Street, north side, 114.11' east of Irving Place, Block 871, Lot 28, Borough of Manhattan, Community Board #6M, Alt. #1129/77. re- eating and drinking establishment in R8 Dist. cont. to Sect. 22-00 and 52-31 ZR.

**206-78-A**—B.S.I.—88 Coventry Road, south side, 114.64' west of Westentry Road, Block 891, Lot 22, Todt Hill, Borough of Staten Island, Alt. #19/78. re- Section 36, building not fronting on a legal street.

**207-78-A**—B.S.I.—382 Sharrotts Road, south side, 1638.8' east of Arthur Kill Road, Block 7328, Lot 50, Charleston, Borough of Staten Island, N.B. #501/78. re- Section 36, building not fronting on a legal street.

**208-78-BZ**—B.S.I.—2145 Richmond Avenue, east side, 11.74 feet south of Rockland Avenue, Block 2360, Lot 54, New Springfield, Borough of Staten Island, Community Board #2 S.I., N.B. #245/78. re- proposed funeral establishment in R3-2 dist., cont. to Secs. 22-00, 22-11, 22-14 parking.

**209-78-A**—B.S.I.—2145 Richmond Avenue, east side, 11.74' south of Rockland Avenue, Block 2360, Lot 54, New Springfield, Borough of Staten Island, N.B. #245/78. re- Storm water disposal, Local Law #7.

**210-78-A**—B.S.I.—913 Rockland Avenue, north side, 893.63' west of Forest Hill Road, Block 1992, Lot 50, (New Springfield, Borough of Staten Island, N.B. #244/78. re- Storm water disposal, (Local Law #7).

**211-78-BZ**—B.S.I.—835 Forest Hill Road, southeast corner of Willowbrook Road, Block 1987, Lot 59, Willowbrook, Borough of Staten Island, Community Board #2 S.I., Alt. #24/78. re- Enlargement of synagogue, front yard, rear yard, sky exposure plane, parking, Cont. to Sec. 24-34, 24-36, 24-51, 25-31 ZR.

**212-78-A**—B.B.—1780 East 19th Street, west side, 154' north of Avenue R, Block 6801, Lot 40, Borough of Brooklyn, Alt. #1182/77. re- conversion of two family dwelling to M.D., Cont. to Sect. 170A of M.D.; provide a boiler room enclosure.

**213-78-A**—B.B.—144/152 Court Street, 192/196 Pacific Street, southeast corner, Block 292, Lot 26, Borough of Brooklyn, Alt. #1157/77. re- change from offices to private trade school, Cont. to Sect. 4.2.1 of 1938 Bldg. Code; live load for classroom requires 60 lbs. per sq. ft., Cont. to Sec. 7.3.2.2.3 of 1938 Bldg. Code.

**214-78-BZ**—B.Q.—96-01 to 13 Jamaica Avenue, northeast corner of 96th Street, Block 8892, Lots 71, 79 and 80, Woodhaven, Borough of Queens, Community Board #9Q, Alt. #72/77. re- proposed open accessory parking in residential portion of lot, Cont. to Sect. 22-00 and 77-12 ZR.

**215-78-BZ**—B.M.—1353-1367 York Avenue, 421-435 East 72nd Street, northwest corner, 428-436 East 73rd Street, Block 1467, Lots 13, 14, 19, 21, 22, 23, 25 and 32, Borough of Manhattan, Community Board #8M, Alt. #61/78. re- transient parking, Cont. to Sect. 32-17 ZR.

**216-78-SM**—Xomatic, Model #33X, 2½" and 3", (pressure reducing valve), manufactured by Ford Regulator Valve Corporation, material.

**217-78-BZ**—B.M.—1556 York Avenue, east side, 21.5' north of East 82nd Street, Block 1579, Lot 2, Borough of Manhattan, Community Board #8, Alt. #692/77. re- windows and lot lines, Sec. 23-861 ZR.

**218-78-A**—B.M.—1556 York Avenue, east side, 21.5' north of East 82nd Street, Block 1579, Lot 2, Borough of Manhattan, Alt. #692/77. re- mezzanine, Cont. to Sect. 211 MDL, roof beams above curb level, 30' rear yard.

**219-78-BZ**—B.M.—1558 York Avenue, east side, 41.5' north of East 82nd Street, Block 1579, Lot 102, Borough of Manhattan, Community Board #8M, Alt. #691/77 re- windows and lot lines, Sec. 23-861 ZR.

**220-78-A**—B.M.—1558 York Avenue, east side, 41.5' north of East 82nd Street, Block 1579, Lot 102, Borough of Manhattan, Alt. #691/77 re- mezzanine, Cont. to Sect. 211 MDL, roof beams above curb level, 30' rear yard.

**221-78-BZ**—B.M.—1560 York Avenue, east side, 61.5' north of East 82nd Street, Block 1579, Lot 3, Borough of Manhattan, Community Board #8M, Alt. #690/77 re- windows and lot lines, Sec. 23-861 ZR.

**222-78-A**—B.M.—1560 York Avenue, east side, 61.5' north of East 82nd Street, Block 1579, Lot 3, Borough of Man-



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hattan, Alt. #690/77 re- mezzanine, Cont. to Sect. 211 MDL, roof beams above curb level, 30' rear yard.

**223-78-A**—B.M.—301-303 East 83rd Street, 1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan, Alt. #355/75 re- Alteration in conjunction with requirements for N.B. #41/73, Cont. to Sec. 23-223 ZR.

**224-78-BZ**—B.S.I.—16 Sparkill Avenue, south side, 84.26' west of Richmond Road, Block 848, Lot 214, Dongan Hills, Borough of Staten Island, Community Board #2SI, re- one family dwelling, garage, lot width, Cont. to Sec. 23-32 ZR.

**225-78-A**—B.S.I.—379 Stafford Avenue, north side, 300' east of Delmar Avenue, Block 6304, Lot 64, Huguenot, conjunction with requirements for N.B. #41/73, Cont. to disposal, Local Law #7.

**226-78-A**—B.S.I.—62 Idaho Avenue, west side, 380.49' north of Amboy Road, Block 6993, Lot 215, Pleasant Plains, Borough of Staten Island, N.B. #349/78 re- Storm water disposal, Local Law #7.

**227-78-A**—B.S.I.—72 Idaho Avenue, west side, 264.94' north of Amboy Road, Block 6993, Lot 220, Pleasant Plains, Borough of Staten Island, N.B. #350/78 re- Storm water disposal, Local Law #7.

**228-78-A**—B.S.I.—84 Idaho Avenue, west side, 149.96' north of Amboy Road, Block 6993, Lot 225, Pleasant Plains, Borough of Staten Island, N.B. #351/78 re- Storm water disposal, Local Law #7.

**229-78-A**—B.S.I.—195 Noel Street, north side, 154.38' west of Holdridge Avenue, Block 6366, Lot 52, Annadale, Borough of Staten Island, N.B. #114/78. re- Section 36, building not fronting on a legal street; storm water disposal, Local Law #7.

**230-78-A**—B.S.I.—211 Noel Street, north side, 314.38' west of Holdridge Avenue, Block 6366, Lot 60, Annadale, Borough of Staten Island, N.B. #115/78. re- Section 36, General City Law, building not fronting on a legal street; storm water disposal, Local Law #7.

**231-78-A**—B.S.I.—217 Noel Street, north side, 267.01' north of Barclay Avenue, Block 6366, Lot 63, Annadale, Borough of Staten Island, N.B. #116/78. re- Section 36, building not fronting on a legal street; storm water disposal, Local #7.

**232-78-A**—B.S.I.—235 Noel Street, north side, 107.01' east of Barclay Avenue, Block 6366, Lot 70, Annadale, Borough of Staten Island, N.B. #117/78. re- Section 36, building not fronting on a legal street; storm water disposal, Local Law #7.

**233-78-A**—B.S.I.—245 Noel Street, northeast corner of Barclay Avenue, Block 6366, Lot 1, Annadale, Borough of Staten Island, N.B. #112/78. re- storm water disposal, Local Law #7.

**234-78-BZ**—B.B.—3737 Nostrand Avenue, east side, 160' south of Avenue X, Block 7422, Lots 61 and 66, Borough of Brooklyn, Community Board #15BK, Alt. #282/78. re- Proposed eating and drinking establishment in C2-2 Dist., UG #12, Cont. to Sec. 32-21 ZR.

**235-78-BZ**—B.S.I.—1570 Arden Avenue, northwest corner of Shirley Avenue, Block 5402, Lot 23, Eltingville, Borough of Staten Island, Community Board #3S.I., N.B. #184/76. re- proposed one family dwelling, with

less than required lot area and width, Cont. to Sec. 23-32 ZR.

**236-78-SM**—United States Gypsum Thermafiber Felt with FSK Facing, two hour fire rated metal duct protection, manufactured by United States Gypsum Company, material.

**237-78-SA**—Geberit-PVC #35.000 and #30.000 water saving closet tanks with internal flushing system, manufactured by Geberit Manufacturing Incorporated, appliance.

**238-78-A**—B.S.I.—209 Latimer Avenue, northwest corner of Baron Boulevard, Block 2786, Lot 137, Chelsea, Borough of Staten Island, N.B. #647/78. re- Section 36, building not fronting on a legal street; storm water disposal, Local Law #7.

**240-78-A**—F.D.—Packaging of combustible mixture known as "Rite Aid Windshield Washer Anti-Freeze and Solvent", in 128 Fl. Oz. polyethylene with child resistant closure, not in compliance with the Administrative Code.

**241-78-A**—F.D.—Packaging of combustible mixture known as "Match Light Briquets", in #4 and #8 container, with no type of airtight replaceable cap or top, container not in compliance with the Administrative Code.

**242-78-BZ**—B.B.—7116 15th Avenue, west side, 60' north of 72nd Street, Block 6179, Lot 44, Borough of Brooklyn, Community Board #1BK, Alt. 1254/75. re- Proposed balcony on second floor, open space, Cont. to Sec. 23-141, 54-31 ZR.

**243-78-A**—B.B.—7116 15th Avenue, west side, 60' north of 72nd Street, Block 6179, Lot 44, Borough of Brooklyn, Alt. #1254/75. re- Proposed porch Cont. to Sec. 173 MDL.

**244-78-BZ**—B.M.—1282/1300 Broadway, 46/60 West 34th Street, southeast corner, and 53 West 33rd Street, Block 835, Lot 1, Borough of Manhattan, Alt. #7-8/76. re- Conversion from commercial to residential use, Cont. to Sec. 35-21, 23-223, 54-311 ZR. (Community Board #5M)

**245-78-BZ**—B.B.—2725 Knapp Street, east side, 100' south of Voorhies Avenue, Block 8839, Lots 11, 14 and 53, Borough of Brooklyn, Community Board #15BK, Alt. #780042/78. re- Proposed change from boat show-room to boatel, per Sect. 73-25 ZR.

**246-78-BZ**—B.S.I.—1901 Ocean Parkway, southwest corner of Avenue S, and East 7th Street, Block 7088, Lots 1, 8, 9, 10, 11, 12 and 13, Borough of Brooklyn, Community Board #15BK. re- Proposed building exceeds coverage set forth in Sect. 24-11; sky exposure plane; rear yard, Cont. to Sect. 24-36 ZR.

**247-78-A**—F.D.—31-14 30th Avenue, south side, 50' west of 30th Avenue, Block 615, Lot 37, Astoria, Borough of Queens, Fire Department letter March 27, 1978. re- sprinkler system.

**248-78-BZ**—B.Q.—60-50 Woodhaven Boulevard, southwest corner of 60th Road, Block 2885, Lot 12, Elmhurst, Borough of Queens, Community Board #4Q, Alt. #58/78. re- Proposed enlargement to existing gas station, Cont. to Sec. 22-00 ZR; structural alteration Cont. to Sect. 52-20 ZR; addition of two pump islands.



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**MAY 9, 1978, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 9, 1978, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013* on the following matters:

**207-68-BZ**

APPLICANT—Leonard F. Rothkrug for Home Care Products, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 18, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district the change in occupancy of an existing one story building from a bowling establishment to the manufacture and storage of paper vacuum bags with accessory parking.

PREMISES AFFECTED—115-58 Dunkirk Street, west side, 80.32 feet north of Newburg Street, Block 10315, Lots 134, 225 and 227, St. Albans, Borough of Queens. Community Board #12Q.

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**774-72-BZ**

APPLICANT—Leonard F. Rothkrug for 1239-41 Fulton Street Corporation, owner.

SUBJECT—Application for consideration—to reopen for extension of term of variance which expired March 6, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-4 district in an existing two story and cellar building, occupied as a restaurant, the addition to the uses to include cabaret.

PREMISES AFFECTED—41-47 East 167th Street, 1201-19 River Avenue, northeast corner, Block 2489, Lot 33, Borough of The Bronx. Community Board #BX.

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**38-76-A**

APPLICANT—Albert Melniker for Standard Board Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—appeal from a decision of the Fire Commissioner re-classification as a bulk storage plant; previously granted on condition.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

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**580-76-BZ**

APPLICANT—McGee and Morsellino for Mario Tucciarone, Charles Met and Estate of Anthony Cocheo, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 22, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story retail store and office building with accessory parking in the open area.

PREMISES AFFECTED—188-16 Northern Boulevard, southwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

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**1492-61-BZ**

APPLICANT—Andrew Di Camillo for Joseph Coscia, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 26, 1978—decision of the Borough Superintendent; previously granted on condition under Section 21 of the Zoning Resolution, permitting in a residence use district the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—365-367 91st Street, north side, 154 feet 8 $\frac{5}{8}$  inches west of 4th Avenue, Block 6081, Lots 77 and 78, Borough of Brooklyn. Community Board #10BK.

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**116-33-BZ**

APPLICANT—Lama and Vassalotti for Lurose Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 22, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a business use district, the extension of an existing garage for more than five motor vehicles, pleasure type, and fifteen trucks in the ownership and control of the owner—granted by the Board under Calendar Number 430-30-BZ. Resolution amended to include storage of more than five trucks by a trucking concern.

PREMISES AFFECTED—50-56 Downing Street, south side, 8 feet 7 $\frac{1}{8}$  inches west of Verrazano Street and 214-218 West Houston Street, north side, 159 feet 6 $\frac{3}{4}$  inches east of Varick Street, Block 528, Lot 12, Borough of Manhattan. Community Board #2M.

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**773-66-BZ**

APPLICANT—Carl Levine, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired December 13, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the reconstruction of an existing motor vehicle repair shop and the addition to the use to include vehicle sales.

PREMISES AFFECTED—1837 to 1849 Linden Boulevard, north side, 14 feet 2 $\frac{3}{4}$  inches east of Malta Street, Block 4319, Lots 42, 47 and 49, Borough of Brooklyn. Community Board #5BK.

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**414-74-BZ**

APPLICANT—Paul Gugliotta for W25130 Realty Association, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 25, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5 district, in an existing 16 story commercial building, the conversion of several floors into residential use.

PREMISES AFFECTED—251-255 West 30th Street, north side, 200 feet east of Eighth Avenue, Block 780, Lot 10, Borough of Manhattan.

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**924-77-BZ**

APPLICANT—John L. Chillemi, owner.

SUBJECT—Application December 2, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a two story, one family dwelling that encroaches on the special district setback requirement.



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PREMISES AFFECTED—630 Arden Avenue, southwest corner of Drumgoole Road West, Block 6232, Lot 50, Annadale, Borough of Staten Island. Community Board #3S.I.

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## 975-77-BZ

APPLICANT—Leonard F. Rothkrug for LMB Realty Corporation d/b/a Magnet Paint and Shellac Company, owner.

SUBJECT—Application December 20, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story enlargement to an existing Paint and Shellac manufacturing establishment.

PREMISES AFFECTED—184-186 Lawrence Avenue, south side, 205 feet west of Ocean Parkway, Block 5423, Lot 36, Borough of Brooklyn. Community Board #12BK.

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## 71-78-BZ

APPLICANT—Harry Soled for Efraim Stein and M. Kohl, owners.

SUBJECT—Application February 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to a two family dwelling that creates noncompliance in floor area ratio, open space ratio and rear and side yard encroachments.

PREMISES AFFECTED—1157 53rd Street, north side, 226 feet west of 12th Avenue, Block 5661, Lot 53, Borough of Brooklyn. Community Board #12BK.

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## 171-78-BZ

APPLICANT—Leonard M. Simon for Angelo Cestari, as Executor of the Estate of Amadeo Vilardi, G.J.G.P. Management, Incorporated, Contract vendee.

SUBJECT—Application March 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two story office building with accessory parking in the open area.

PREMISES AFFECTED—1535 Rockaway Parkway, east side, 155.75 feet south of Flatlands Avenue, Block 8205, Lots 22, 28, Borough of Brooklyn. Community Board #18BK.

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## 73-77-BZ

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of the second through twelve floors from lofts into joint living/working quarters.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.

Laid over from April 11, 1978, for hearing.

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## 74-77-A

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.

Laid over from April 11, 1978, for hearing.

ALAN D. GERSHUNY, *Executive Director*

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MAY 9, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 9, 1978*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## 868-77-SA

APPLICANT—Acme Fire Alarm Company, Incorporated—signal for fire alarm systems.

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## 22-78-SM

APPLICANT—Pielkenroad Separator Company—oil/water separators.

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## 113-78-SA

APPLICANT—Meyers and Merl Associates for Radiant Industries. Emergency Lighting Division—emergency lighting equipment.

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## 236-78-SM

APPLICANT—United States Gypsum—two hour fire rated non-combustible assembly for protection of metal ducts.

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## 972-77-A

APPLICANT—Edward Lauria for Joseph Petersen, owner.

SUBJECT—Application December 16, 1977—filed pursuant to Section 36 Article 3 of the General City Law re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—1018 Huguenot Avenue, west side, 25 feet north of Desius Street Block 6583, Lot 45, Huguenot, Borough of Staten Island.

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## 42-78-A

APPLICANT—John T. O'Hagan, Fire Commissioner. OWNER OF PREMISES: City of New York Health & Hospitals Corporation.

SUBJECT—Application January 30, 1978—for MODIFICATION OF CERTIFICATE OF OCCUPANCY #167338 re- Sprinkler System.

PREMISES AFFECTED—2601/79 Ocean Parkway, east side, 100 feet north of Shore Parkway, Block 7239, Lot 1, Borough of Brooklyn.

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## 44-78-A

APPLICANT—Frank A. Vaccare, P.E. for Townbridge Homes, Incorporated, owner.

SUBJECT—Application January 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Melhorn Road, northeast corner of Staten Island. Block 869, Lot 84, Castleton Corner, Borough of Staten Island.

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## 45-78-A

APPLICANT—Frank A. Vaccaro, P.E. for Townbridge Homes, Incorporated, owner.

SUBJECT—Application January 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—512 Staten Island Blvd., Northwest corner of Tillman Street, Block 689, Lot 75, Castleton corners, Borough of Staten Island.

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## 46-78-A

APPLICANT—Frank A. Vaccaro, P.E. for Townbridge Homes, Incorporated, owner.

SUBJECT—Application January 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—207 Melhorn Road, southeast corner of Fine Blvd., Block 689, Lot 63, Borough of Staten Island.

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## 47-78-A

APPLICANT—Frank A. Vaccaro, P.E. for Townbridge Homes, Incorporated, owner.

SUBJECT—Application January 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—92 Fine Blvd., southwest corner of Tillman Street, Block 689, Lot 66, Borough of Staten Island.

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## 62-78-A

APPLICANT—Solomon Haselnuss for Cast Ten Ventures, Incorporation, Contract Vendee.

SUBJECT—Application February 8, 1978—appeal from a decision of the Borough Superintendent re- proposed cellar apartment.

PREMISES AFFECTED—361-365 Clinton Street, southeast corner of DeGraw Street, Block 333, Lot 9, Borough of Brooklyn.

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## 81-78-A

APPLICANT—Samuel J. Kisseloff for Lake Gold Realty Corporation, Contract Vendee.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- height, number of stories, and floor area ratio for proposed converted dwelling is contrary to Multiple Dwelling Law.

PREMISES AFFECTED—175 East 73rd Street, north side, 155 feet west of 3rd Avenue, Block 1408, Lot 30, Borough of Manhattan.

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## 184-78-A

APPLICANT—Jerome L. Grushkin for M.M.H. Builders, owner.

SUBJECT—Application March 10, 1978—appeal from a decision of the Borough Superintendent re- proposed use of splash blocks draining for disposal of storm water (Local Law #7).

PREMISES AFFECTED—2219 Clove Road, southeast corner of Windermere Road, Block 3226, Lot 17, Grasmere, Borough of Staten Island.

## 185-78-A

APPLICANT—Jerome L. Grushkin for M.M.H. Builders, owner.

SUBJECT—Application March 10, 1978—appeal from a decision of the Borough Superintendent re- proposed use of splash blocks draining for disposal of storm water (Local Law #7).

PREMISES AFFECTED—2223 Clove Road, east side, 23.21 feet south of Windermere Road, Block 3226, Lot 15, Grasmere, Borough of Staten Island.

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## 654-77-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application October 7, 1977—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to self service gasoline service station.

PREMISES AFFECTED—1527 Bedford Avenue and 656 to 668 Lincoln Place, southeast corner, Block 1260, Lot 5, Borough of Brooklyn.

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## 942-77-A

APPLICANT—McGee and Morsellino for Albion 55 Company, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—77-33 Queens Boulevard, northwest corner of Albion Avenue, Block 1536, Lot 101, Elmhurst, Borough of Queens.

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## 943-77-A

APPLICANT—McGee and Morsellino for Anthony Heiss, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline station.

PREMISES AFFECTED—130 Bruckner Boulevard, south side, 75 feet east of Brook Avenue, Block 2260, Lot 4, Borough of The Bronx.

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## 944-77-A

APPLICANT—McGee and Morsellino for Rock Oil Company, Incorporated, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—120-128 West 145th Street, south side, 260 feet west of Lenox Avenue, Block 2013, Lot 44, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

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MAY 16, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 16, 1978, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:



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## 389-51-BZ

APPLICANT—H. M. Cole for Tracco-Bogota, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires October 7, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the extension of garage use on West 56th Street (Lot 40) presently used as a storage garage, to be extended into building located on Lot 39, presently used as a non-storage (three pleasure cars; balance dead storage).

PREMISES AFFECTED—108-112 West 56th Street, south side, 150 feet west of Avenue of the Americas, Block 1008, Lots 39 and 40, Borough of Manhattan. Community Board #5M.

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## 468-54-BZ

APPLICANT—Charles M. Spindler Associates for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, storage and sale of accessories and office and the parking of cars awaiting to be serviced, and permitting the use of existing accessory building located on existing gasoline service station located on northeast corner of Utopia Parkway and Horace Harding Boulevard.

PREMISES AFFECTED—175-33 to 175-41 Horace Harding Boulevard, 59-02 to 59-08 Utopia Parkway, northwest corner and 175-50 to 175-60 59th Avenue, Block 6890, Lot 24, Fresh Meadows, Borough of Queens. Community Board #8Q.

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## 449-73-BZ

APPLICANT—Leonard F. Rothkrug for Daughters of Jacob Geriatric Center, Incorporated, owner.

SUBJECT—Application for extension of time to complete which expired May 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-1 district, the conversion of an existing six story nursing home to a residence for the elderly that encroaches on the required inner court and on the minimum distance between buildings.

PREMISES AFFECTED—321-335 East 167th Street and 1151-1201 Teller Avenue, northeast corner, Block 2435, Lot 45, Borough of The Bronx.

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## 377-73-BZ

APPLICANT—McGee and Morsellino for Samuel Hofstein, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story and basement office building with accessory parking in the open area.

PREMISES AFFECTED—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens.

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## 1271-65-BZ

APPLICANT—Persich and Giacomelli for St. Helen's R. C. Church, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 73-452 of the Zoning Resolution, permitting in an R2 district, the construction of an off-site accessory parking lot for an existing church.

PREMISES AFFECTED—157-06 84th Street, southwest corner of 157th Avenue, Block 13963, Lot 60, Howard Beach, Borough of Queens. Community Board #10Q.

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## 593-72-BZ

APPLICANT—Diffendale and Kubec for Richmond Memorial Hospital and Health Center, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 19, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the installation of an accessory sewage treatment plant for an existing hospital.

PREMISES AFFECTED—360 Segune Avenue, northwest corner of Kingsland Street, Block 6699, Lot 82, Princes Bay, Borough of Staten Island.

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## 252-77-BZ

APPLICANT—Rampulla Associates for Lance P. Armstrong, owner.

SUBJECT—Application May 13, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-1 district, the conversion of an existing two story building from a dwelling into business offices.

PREMISES AFFECTED—445 Clawson Street, northwest corner of Beach Avenue, Block 4225, Lot 43, New Dorp, Borough of Staten Island. Community Board #2S.I.

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## 923-77-BZ

APPLICANT—Larry Meltzer for Matthew J. Percia, owner.

SUBJECT—Application December 2, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story building for use as a manufacturing establishment.

PREMISES AFFECTED—1905 McDonald Avenue, east side, 104.55½ feet south of Quentin Road, Block 6658, Lot 86, Borough of Brooklyn. Community Board #15BK.

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## 10-78-BZ

APPLICANT—Nahum A. Bernstein for Regent Baby Products, owner.

SUBJECT—Application January 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to an existing factory with accessory parking in the open area.

PREMISES AFFECTED—43-21 52nd Street, east side, 210 feet north of Queens Boulevard, Block 1321, Lots 12, 15 and 16, Woodside, Borough of Queens. Community Board #2Q.

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## 69-78-BZ

APPLICANT—Leonard F. Rothkrug for Rauch-Miller Corporation, owner, Summer Holding Corporation, Contract Vendee.

SUBJECT—Application February 13, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of a ten story hospital into a multiple dwelling that creates non-compliance in lot area per room



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inner court dimensions and encroachment within the rear yard and on the minimum distance between windows and lot lines.

PREMISES AFFECTED—112-114 East 83rd Street, south side, 150 feet east of Park Avenue, Block 1511, Lot 65, Borough of Manhattan. Community Board #8M.

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## 70-78-A

APPLICANT—Leonard F. Rothkrug for Rauch-Miller Corporation, owner, Summer Holding Corporation, Contract Vendee.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—112-114 East 83rd Street, south side, 150 feet east of Park Avenue, Block 1511, Lot 65, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

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MAY 16, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, May 16, 1978*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

## 847-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—16 Fillmore Avenue, west side, 92.68 feet, north of Willowbrook Road, Block 776, Lot 22, Willowbrook, Borough of Staten Island.

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## 848-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Fillmore Avenue, west side, 115.18 feet north of Willowbrook Road, Block 776, Lot 20, Willowbrook, Borough of Staten Island.

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## 849-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—10 Fillmore Avenue, west side, 137.68 feet north of Willowbrook Road, Block 776, Lot 19, Willowbrook, Borough of Staten Island.

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## 850-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use

of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—8 Fillmore Avenue, west side, 160.18 feet north of Willowbrook Road, Block 776, Lot 18, Willowbrook, Borough of Staten Island.

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## 851-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—6 Fillmore Avenue, west side, 182.68 feet north of Willowbrook Road, Block 776, Lot 16, Willowbrook, Borough of Staten Island.

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## 852-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4 Fillmore Avenue, west side, 205.18 feet north of Willowbrook Road, Block 776, Lot 15, Willowbrook, Borough of Staten Island.

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## 853-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—3 Fillmore Avenue, north side, 254.85 feet north of Willowbrook Road, Block 776, Lot 13, Willowbrook, Borough of Staten Island.

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## 854-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—5 Fillmore Avenue, north side, 220.34 feet north of Willowbrook Road, Block 776, Lot 11, Willowbrook, Borough of Staten Island.

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## 855-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—9 Fillmore Avenue, east side, 146.00 feet north of Willowbrook Road, Block 776, Lot 8, Willowbrook, Borough of Staten Island.

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## 856-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.



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SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—11 Fillmore Avenue, east side, 120.00 feet north of Willowbrook Road, Block 776, Lot 6, Willowbrook, Borough of Staten Island.

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## 857-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—305 Kell Avenue, east side, 111.88 feet South of Westwood Avenue, Block 776, Lot 73, Willowbrook, Borough of Staten Island.

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## 858-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—307 Kell Avenue, east side, 135.88 feet south of Westwood Avenue, Block 776, Lot 71, Willowbrook, Borough of Staten Island.

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## 15-78-A

APPLICANT—Alphonse J. Calvanico for Charles Dazzo, owner.

SUBJECT—Application January 10, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1307 Arthur Kill Road, north side, 645.09 feet west of Woodrow Road, Block 5860, Lot 1, Annadale, Borough of Staten Island.

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## 19-78-A

APPLICANT—Hawkins, Delafield and Wood for S. C. Johnson & Son, Incorporated, owner.

SUBJECT—Application January 13, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Non-Aerosol Shout Laundry Soil & Stain Remover", in 22 ounce polyvinylchloride plastic vertically tapered; bread with polyvinylchloride plastic top, container not in compliance with the regulations of the Administrative Code of the City of New York.

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## 24-78-A

APPLICANT—Albert Melniker for Craig Jones, owner.

SUBJECT—Application January 17, 1978—appeal from a decision of the Borough Superintendent re- proposed conversion of frame building from residential to commercial use.

PREMISES AFFECTED—706 Forest Avenue, south side, 92.12 feet east of North Burgher Avenue, Block 300, Lot 95, West Brighton, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, APRIL 11, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon March 14, 1978 were approved as printed in the Bulletin of March 23, 1978, Volume 63, Number 12.

### 295-75-A

APPLICANT—Diffendale and Kubec for J. R. C. Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 4, 1978—appeal from a decision of the Borough Superintendent re-erection of canopy and the enlargement to platform beneath; previously granted on condition.

PREMISES AFFECTED—351 Walker Street, northeast corner of Lake Avenue, Block 1161, Lot 1, Mariners Harbor, Borough of Staten Island.

#### APPEARANCES—

For Applicant: Peter W. Diffendale.

ACTION OF BOARD—Application reopened and time extended to complete the work.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 7, 1975, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on January 4, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 7, 1975 as amended through January 4, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 131-75)

### 64-32-BZ—Vol. II

APPLICANT—Kenneth H. Koons and Alfred A. Fantino for Laconia Service Station, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 10, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7c, 7i and 7h of the Zoning Resolution, permitting in a residence and business use district, the reconstruction and extension in area of existing gasoline service station and the addition of motor vehicle repairs, and the relocation of gasoline pumps, and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—3917-3921 White Plains Road, southwest corner of East 223rd Street, Block 4824, Lot Part of Lot 1, Borough of The Bronx. Community Board #12BX.

#### APPEARANCES—

For Applicant: Kenneth H. Koons.

ACTION OF BOARD—Application reopened and term of variance extended.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, a public hearing was held on this application on April 11, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 10, 1953 as amended through April 2, 1968 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for term of ten years from the date of this amended resolution, to permit...; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 685-49)

### 170-47-BZ

APPLICANT—Kenneth H. Koons for Atlantic Precision Works, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 6, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from storage to non-storage garage and factory.

PREMISES AFFECTED—1982-1986 Crotona Parkway, east side, 39.41 feet south of East 178th Street, Block 3121, Lot 11, Borough of The Bronx. Community Board #6BX.

#### APPEARANCES—

For Applicant: Kenneth H. Koons.

ACTION OF BOARD—Application reopened and term of variance extended.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1948, on certain conditions; and

WHEREAS, a public hearing was held on this application on April 11, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 10, 1948 as amended through March 6, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit...; on condition that the facade of the building shall be painted or cleaned, that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 630-62)

### 596-47-BZ

APPLICANT—Michael and Betty Daniolos, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 11, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district,



# MINUTES

the change in occupancy from dwelling to dwelling and store.

**PREMISES AFFECTED**—219-41 91st Road, north side, 125 feet east of Springfield Boulevard, Block 10719, Lot 34, Queens Village, Borough of Queens. Community Board #13Q.

## APPEARANCES—

For Applicant: Betty Daniolos.

**ACTION OF BOARD**—Application reopened and term of variance extended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 6, 1948, on certain conditions; and

WHEREAS, a public hearing was held on this application on April 11, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 6, 1948 as amended through May 28, 1968 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 294-47)

## 147-52-BZ

**APPLICANT**—Rudolph Nizza and Ronald Nizza, owners.

**SUBJECT**—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 11, 1977—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district the change in occupancy from restaurant and cabaret to existing factory use.

**PREMISES AFFECTED**—88-46 Linden Boulevard and 90-06 Pitkin Avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens. Community Board #10Q.

## APPEARANCES—

For Applicant: Arthur N. Nizza.

**ACTION OF BOARD**—Rules of Procedure waived, application reopened and term of variance extended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION

WHEREAS, this application was granted by the Board on June 21, 1955, on certain conditions; and

WHEREAS, a public hearing was held on this application on April 11, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on June 21, 1955 as amended through October 24, 1972 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of

Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1834-51)

## 289-57-BZ

**APPLICANT**—Leonard F. Rothkrug for Johnad Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expires April 30, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for motor vehicles.

**PREMISES AFFECTED**—2487 Belmont Avenue, west side, 90 feet north of East 189th Street, Block 3078, Lot 65, Borough of The Bronx. Community Board #6BX.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Application reopened and term of variance extended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 18, 1958, on certain conditions; and

WHEREAS, a public hearing was held on this application on April 11, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 18, 1958 as amended through April 3, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit . . . ; on condition that the sidewalk, bumpers, and the pavement of the parking lot area be repaired where required; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 178-57)

## 207-74-BZ

**APPLICANT**—Lama, Vassalotti and Ladau for The Green Point Savings Bank, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired April 2, 1978—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in a C1-2 and R4 district the enlargement in area of an existing accessory parking facility for a bank previously before the Board.

**PREMISES AFFECTED**—9718-9720 Glenwood Road, south side, 65 feet west of East 98th Street and 1058-1064 East 98th Street, Block 8185, Lots 39, 41 and 45, Borough of Brooklyn. Community Board #10BK.

## APPEARANCES—

For Applicant: James Vassalotti.

**ACTION OF BOARD**—Application reopened and term of variance extended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 9, 1974, on certain conditions; and



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WHEREAS, a public hearing was held on this application on April 11, 1978, after due notice by publication in the Bulletin.  
*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 9, 1974 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1799-73)

## 427-74-BZ

APPLICANT—Dominick Salvati and Son for Charles Beshara, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires February 18, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, in an existing two story building, the addition to the uses of the first floor restaurant to include cabaret.

PREMISES AFFECTED—8219 5th Avenue, east side, 42.10½ feet north of 83rd Street, Block 6009, Lot 3, Borough of Brooklyn. Community Board #10BK.

## APPEARANCES—

For Applicant: Harriet Jacobs.

ACTION OF BOARD—Application reopened and term of variance extended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 18, 1975, on certain conditions; and

WHEREAS, a public hearing was held on this application on April 11, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 18, 1975 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 260-73)

## 97-75-BZ

APPLICANT—M. Martin Elkind for Nomrah Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired July 22, 1976; and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, the change in use of an existing one story building from a market into a clothing manufacturing establishment.

PREMISES AFFECTED—311 St. Nicholas Avenue, northeast corner of Gates Avenue, Block 3447, Lot 1, Ridgewood, Borough of Queens. Community Board #5Q.

## APPEARANCES—

For Applicant: M. Martin Elkind.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work, and resolution amended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 22, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on July 22, 1975, by adding thereto:

"That the premises may be rearranged substantially as shown on revised drawings of conditions as amended marked 'Received January 5, 1978'—two sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; *On Condition* that the signs shall conform and be limited to the C2-2 Zoning Resolution; and that the exterior masonry wall adjacent to the yard shall be painted with a light color; that other than as herein amended, the resolution above cited shall be complied with in all respects." (Alt. 72-75)

## 257-75-BZ

APPLICANT—Dominick Salvati and Son for Gaetano Fontano, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired November 23, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the erection of a three story and cellar, two family dwelling that encroaches on the required side and rear yards.

PREMISES AFFECTED—2267 West 7th Street, east side, 128.4¾ feet north of 86th Street, Block 7144, Lot 60, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Harriet Jacobs.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 21, 1975, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on November 23, 1976; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on October 21, 1975 as amended through November 23, 1976 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 72-75)

## 439-75-BZ

APPLICANT—Dominick Salvati and Son for Scala Cuffee Realty Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and for extension of time to complete



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which expired March 22, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-1 district, the erection of a one story building for use as an eating and drinking establishment.

**PREMISES AFFECTED**—2247 Southern Boulevard, 790-798 Garden Street, northwest corner, Block 3112, Lots 38 and 41, Borough of The Bronx.

**APPEARANCES**—

For Applicant: Harriet Jacobs.

**ACTION OF BOARD**—Rules of procedures waived, application reopened and time extended to complete the work.

**THE VOTE**—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on February 10, 1976, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on January 4, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on February 10, 1976 as amended through March 22, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 40-75).

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**22-52-BZ**

**APPLICANT**—McGee and Morsellino for Harrington Walters, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired October 7, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the change in occupancy from sale and display of more than five motor vehicles, to permit the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

**PREMISES AFFECTED**—200-15 Northern Boulevard, 43-02 to 43-08 201st Street, northwest corner and 200-10 to 200-20 43rd Avenue, Block 6261, Lot 30, Flushing, Borough of Queens. Community Board #11Q.

**APPEARANCES**—

For Applicant: Joseph P. Morsellino.

**ACTION OF BOARD**—Laid over to April 25, 1978, at 10 A.M., special order calendar, for decision; hearing closed.

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**187-53-BZ**

**APPLICANT**—Harry Levy for Colgate Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expires July 21, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a motor vehicle repair shop, painting, welding and office; and permitting the parking and storage of motor vehicles on the unbuilt upon portion of lot.

**PREMISES AFFECTED**—970 Colgate Avenue, east side, 142.84 feet south of Bruckner Boulevard, Block 3649, Lot 27, Borough of The Bronx. Community Board #9BX.

**APPEARANCES**—

For Applicant: Harry Levy.

**ACTION OF BOARD**—Laid over to April 25, 1978, at 10 A.M., special order calendar, for decision; hearing closed.

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**579-68-BZ**

**APPLICANT**—Frank P. Farinella for Hurley and Farinella for Helmsley Spear, Incorporated, agent; Lexington Towers Company, owner.

**SUBJECT**—Application for consideration—requests to waive the rules of procedure and extension of term of variance which expires June 3, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C1-9 and R8 district at an existing fifteen story multiple dwelling, the addition to the uses to include transient parking for the unused and surplus tenants spaces.

**PREMISES AFFECTED**—152-160 East 88th Street, 1303-1309 Lexington Avenue, southeast corner, Block 1516, Lot 52, Borough of Manhattan. Community Board #8M.

**APPEARANCES**—

For Applicant: Frank Farinella.

**ACTION OF BOARD**—Laid over to May 2, 1978, at 10 A.M., special order calendar, for decision; hearing closed.

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**593-72-BZ**

**APPLICANT**—Diffendale and Kubec for Richmond Memorial Hospital and Health Center, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired October 19, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the installation of an accessory sewage treatment plant for an existing hospital.

**PREMISES AFFECTED**—360 Segune Avenue, northwest corner of Kingsland Street, Block 6699, Lot 82, Princes Bay, Borough of Staten Island.

**APPEARANCES**—

For Applicant: Peter W. Diffendale.

**ACTION OF BOARD**—Laid over to May 16, 1978, at 10 A.M., special order calendar, for continued hearing; progress report to be submitted.

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**414-74-BZ**

**APPLICANT**—Paul Gugliotta for W25130 Realty Associates, owner.

**SUBJECT**—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 25, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5 district, in an existing 16 story commercial building, the conversion of several floors into residential use.

**PREMISES AFFECTED**—251-255 West 30th Street, north side, 200 feet east of Eighth Avenue, Block 780, Lot 10, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Helmut Beron.

**ACTION OF BOARD**—Laid over to May 9, 1978, at 10 A.M., special order calendar, for decision; hearing closed.



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## 441-74-BZ

APPLICANT—Leonard F. Rothkrug for Harold G. Wenig, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 22, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-3 district, in conjunction with the construction of a shopping center, the increase in the number of accessory parking spaces and the location of accessory loading area within 10 feet of a residence district.

PREMISES AFFECTED—250 Arden Avenue, west side, 300 feet south of Hampton Avenue, Block 6017, Lot 3000, Village Greens, Borough of Staten Island.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to May 2, 1978, at 10 A.M., special order calendar, for decision; hearing closed.

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## 73-77-BZ

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of the second through twelfth floors from lofts into joint living/working quarters.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.

### APPEARANCES—

For Applicant: Helmut Beron.

For Opposition: None.

ACTION OF BOARD—Laid over to May 9, 1978, at 10 A.M., for hearing at the request of the applicant.

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## 74-77-A

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.

### APPEARANCES—

For Applicant: Helmut Beron.

ACTION OF BOARD—Laid over to May 9, 1978, at 10 A.M., for hearing at the request of the applicant.

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## 518-77-BZ

APPLICANT—Diffendale and Kubec for WPOW, Incorporated, owner.

SUBJECT—Application August 2, 1977—decision of the Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district the enlargement in area and conversion of a community facility radio studio and tower into a commercial radio studio that does not comply with the special district regulation for sidewalks and landscaping.

PREMISES AFFECTED—1111 Woodrow Road, south side, 628.01 feet east of Powell Avenue, Block 6110, Lot 204, Huguenot, Borough of Staten Island. Community Board #3S.I.

### APPEARANCES—

For Applicant: Peter W. Diffendale.

For Opposition: None.

ACTION OF BOARD—Laid over. Decision deferred to April 18, 1978, at 10 A.M., hearing closed.

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## 613-77-BZ

APPLICANT—Joseph B. Raia for Ida Lo Bue, owner.

SUBJECT—Application September 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width, the erection of a one family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

### APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: None.

ACTION OF THE BOARD—Laid over to April 18, 1978, at 10 A.M., for decision; additional information; hearing closed.

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## 614-77-A

APPLICANT—Joseph B. Raia for Ida Lo Bue, owner.

SUBJECT—Application September 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island.

### APPEARANCES—

For Applicant: Joseph B. Raia.

ACTION OF BOARD—Laid over to April 18, 1978, at 10 A.M., for decision; additional information; hearing closed.

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## 659-77-BZ

APPLICANT—John J. Tudda for John B. Ferrandi, owner.

SUBJECT—Application October 12, 1977, decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of an enlargement in area of the second floor of a wholesale establishment with accessory offices that increases the degree of non-conformity.

PREMISES AFFECTED—1803 Bronxdale Avenue, northwest corner of Morris Park Avenue, Block 4056, Lot 82, Borough of The Bronx. Community Board #11BX.

### APPEARANCES—

For Applicant: John J. Tudda.

For Opposition: None.

ACTION OF BOARD—Laid over to April 25, 1978, at 10 A.M., for decision; hearing closed.

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## 670-77-BZ

APPLICANT—Wechsler, Grasso, Menziuso for Lafayette Studio Corporation, owner.

SUBJECT—Application October 24, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, the conversion of an existing six story building from commercial use into residential occupancy.

PREMISES AFFECTED—280/290 Lafayette Street, south side of Jersey Street and 115/127 Crosby Street, Block 510, Lots 6 and 9, Borough of Manhattan. Community Board #2M.



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## APPEARANCES—

For Applicant: Harriet Moss.

For Opposition: Doris Diether, CB #2M.

For Administration: Steven Stein, C.P.C.

**ACTION OF BOARD**—Laid over to May 2, 1978, at 10 A.M., for continued hearing at the request of the applicant.

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### 671-77-A

**APPLICANT**—Wechsler, Grasso, Menziuso for Lafayette Studio Corporation, owner.

**SUBJECT**—Application October 24, 1977—appeal from a decision of the Borough Superintendent re- stair enclosure, corridors, stairs, multiple dwelling law.

**PREMISES AFFECTED**—280/290 Lafayette Street, south side of Jersey Street and 115/127 Crosby Street, Block 510, Lots 6 and 9, Borough of Manhattan.

## APPEARANCES—

For Applicant: Harriet Moss.

For Opposition: Doris Diether, CB #2M.

For Administration: Steven Stein, C.P.C.

**ACTION OF BOARD**—Laid over to May 2, 1978, at 10 A.M., for continued hearing at the request of the applicant.

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### 796-77-BZ

**APPLICANT**—Frank A. Vaccaro for Children's Aid Society, owner.

**SUBJECT**—Application October 27, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district at an existing childrens center, the erection of a one story non-commercial recreational center that creates non-compliance on the parking requirements.

**PREMISES AFFECTED**—306 Prospect Avenue, southwest corner of Clinton Avenue, Block 100, Lot 1, Goodhue Park, Borough of Staten Island. Community Board #1S.I.

## APPEARANCES—

For Applicant: Frank A. Vaccaro.

For Opposition: Edna Hayes, Daniel Walsh and George W. Nixon.

**ACTION OF BOARD**—Laid over to April 18, 1978, at 10 A.M., for decision; additional information; hearing closed.

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### 797-77-A

**APPLICANT**—Frank A. Vaccaro for Children's Aid Society, owner.

**SUBJECT**—Application October 27, 1977—appeal from a decision of the Borough Superintendent re- proposed use of existing brook for disposal of storm water is contrary. Proposed access to frontage space using a ten (10) foot wide access road is contrary.

**PREMISES AFFECTED**—306 Prospect Avenue, southwest corner of Clinton Avenue, Block 100, Lot 1, Goodhue Park, Borough of Staten Island.

## APPEARANCES—

For Applicant: Frank A. Vaccaro.

For Opposition: Edna Hayes, Daniel Walsh and George W. Nixon.

**ACTION OF BOARD**—Laid over to April 18, 1978, at 10 A.M., for decision; additional information; hearing closed.

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### 831-77-BZ

**APPLICANT**—Alfonso Duarte for Redmont Realty Company, owner.

**SUBJECT**—Application November 9, 1977—decision of the Borough Superintendent, under Section 73-20 of the Zoning Resolution, to permit in a C1-2 district, within an existing shopping center, the enlargement in area of one building for use as a theatre.

**PREMISES AFFECTED**—153-67A Cross Island Parkway, north side, 103.3 feet west of 154th Street, Block 4717, Lot 16, Whitestone, Borough of Queens. Community Board #7Q.

## APPEARANCES—

For Applicant: Alfonso Duarte, Drew Ebersson, David J. Sanders and Donald Greenberg.

For Opposition: Thomas J. Murtha, Frances and Frank Gioia, Eva Radoslovick, Concetta Gerasei and others.

**ACTION OF BOARD**—Laid over to May 2, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

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### 836-77-BZ

**APPLICANT**—Shael Shapiro for Shapiro Lawn Associates Architects for 147 West 22nd Street Corporation, owner.

**SUBJECT**—Application November 14, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing ten story building, the conversion of the third through tenth floors from factories into apartments.

**PREMISES AFFECTED**—147-149 West 22nd Street, north side, 249.6 feet east of Seventh Avenue, Block 798, Lot 17, Borough of Manhattan. Community Board #4M.

## APPEARANCES—

For Applicant: Shael Shapiro.

For Opposition: None.

**ACTION OF BOARD**—Laid over to April 25, 1978, at 10 A.M., for hearing at the request of the applicant.

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### 859-77-BZ

**APPLICANT**—Samuel J. Kisseloff for Unique Restorations, Incorporated, Contract Vendee.

**SUBJECT**—Application November 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the enlargement in area conversion of an existing hospital into a 10 story multiple dwelling that will increase the degree of non-compliance in floor area ratio, open space ratio, lot area per room, rear yard encroachment and creates non-compliance on the inner court area and minimum distance between windows and lot lines.

**PREMISES AFFECTED**—168-170 West 76th Street, south side, 120 feet east of Amsterdam Avenue, Block 1147, Lot 59, Borough of Manhattan. Community Board #7M.

## APPEARANCES—

For Applicant: Samuel J. Kisseloff, Alan S. Kisseloff, Stephen Jacobs, Herbert A. Harkavy and Leon Bogues. C.B. #7M.

For Opposition: None.

**ACTION OF BOARD**—Laid over to April 18, 1978, at 10 A.M., for decision; hearing closed.

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### 860-77-A

**APPLICANT**—Samuel J. Kisseloff for Unique Restorations, Incorporated, Contract Vendee.

**SUBJECT**—Application November 1, 1977—appeal from a decision of the Borough Superintendent re- access and egress.

**PREMISES AFFECTED**—168-170 West 76th Street, south side, 120 feet east of Amsterdam Avenue, Block 1147, Lot 59, Borough of Manhattan.



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## APPEARANCES—

For Applicant: Samuel J. Kisseloff, Alan S. Kisseloff, Stephen Jacobs, Herbert A. Harkavy and Leon Bogues, C.B. #7M.

For Opposition: None.

ACTION OF BOARD—Laid over to April 18, 1978, at 10 A.M., for decision; hearing closed.

## 928-77-BZ

APPLICANT—F. Rothkrug for Robert Ho Wong and Ping Shew Wong, owner, U-Haul Company of Metro New York, Incorporated, lessee.

SUBJECT—Application December 6, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a plot previously before the Board, the change in occupancy of an existing one story building from store into truck and trailer rental establishment with accessory motor repair and storage.

PREMISES AFFECTED—144-01 Liberty Avenue, north side, 99.33 feet east of Remington Street, Block 10020, Lot 137, Richmond Hill, Borough of Queens. Community Board #12Q.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: June Briese, Asst. Lassen, Arthur J. Copperman, Victoria Balita, Rev. Carl Hughes, Warren C. Combs, Priestly Taylor, Mary Drago, Paul Whiting, Pauline Zwergel, John Sims, Josephine Doria, Ruth Wells, Anton Samsel and other.

For Administration: John Mallette, Mayors Office of Development.

ACTION OF BOARD—Laid over to May 2, 1978, at 10 A.M., for continued hearing; additional information.

## 472-77-BZ

APPLICANT—Jerome L. Grushkin for Tom Avitable, owner.

SUBJECT—Application July 12, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on a corner plot with less than the required lot area and lot width, the erection of a one family dwelling that encroaches on the required front yard, has accessory parking within the front yard and has less than the required lot area per dwelling unit.

PREMISES AFFECTED—303 Crystal Avenue, southeast corner of Watchogue Road, Block 472, Lot 149, Westerleigh, Borough of Staten Island. Community Board #7S.I.

## APPEARANCES—

For Applicant: Pete Oddo.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 10, 1978, after due notice by publication in the Bulletin; laid over to January 31, 1978; then to February 21, 1978; then to March 14, 1978; then to April 11, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated July 11, 1977, acting on N.B. Applic. #385/1977, reads:

"1. Provide a minimum 15' front yard fronting on Crystal Avenue as per Section 23-45 ZR. Note: Proposed 5' front yard contrary to same.

2. Proposed open accessory parking space projecting

into required front yard is contrary to Section 23-44-ZR.

3. Lot area of 3055.75 sq. ft. and lot width of 24.89' is contrary to Section 23-32 ZR.

4. Lot area per dwelling unit contrary to Section 23-221 ZR."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make findings C and E under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated July 11, 1977 acting on N.B. #385/1977, Objection No. 1, 2, 3, and 4 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 861-77-BZ

APPLICANT—Donald D. Fisher for Hoysum Realty Corporation, owner.

SUBJECT—Application November 16, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-1 district, in an existing three story building, the addition to the uses of the first floor store to include the manufacture of food products.

PREMISES AFFECTED—84 Mulberry Street, east side, 151.5 feet south of Canal Street, Block 200, Lot 9, Borough of Manhattan. Community Board #3M.

## APPEARANCES—

For Applicant: Donald D. Fisher.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Waive public hearing.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 21, 1978, after due notice by publication in the Bulletin; laid over to March 14, 1978; then to April 11, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1977, acting on Alt. Applic. #529/1976, reads:

"1. Proposed change of use from store U.G. 6 to manufacturing of food products U.G. 17 is not permitted as of right C6-1 zoning district as per sec. 42-14 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted*, under Section 72-21 of the Zoning Resolution, to permit in a C6-1 district, in an existing three story building, the addition to the uses of the first floor store to include the manufacture of food products *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application marked received "November 16, 1978", 4 sheets; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.



# MINUTES

927-77-BZ

APPLICANT—Harry Simmons, Jr. for St. Luke's Episcopal Church, owner.

SUBJECT—Application December 6, 1977—decision of the Borough Superintendent, under Section 73-641 of the Zoning Resolution, to permit in a R5 district the enlargement in area of an existing church that increases the degree of non-compliance within the front yard.

PREMISES AFFECTED—777 East 222nd Street, northwest corner of Barnes Avenue, Block 4836, Lots 7 and 12, Borough of The Bronx. Community Board #12BX.

APPEARANCES—

For Applicant: Frank Lugano.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 21, 1978, after due notice by publication in the Bulletin; laid over to April 11, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated November 9, 1977, acting on Alt. Applic. #215/1976, reads:

"11. The proposed extension into the required 10' front yard of an existing non-complying community facility building, in respect to front yards, located in a R-5 district increases the degree of non-compliance and is contrary to Section 54-31 of Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the enlargement in area of an existing church that increases the degree of non-compliance within the front yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "December 6, 1977", 13 sheets; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 1:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

## REGULAR MEETING

TUESDAY AFTERNOON, APRIL 11, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

1014-41-SA

APPLICANT—Chemetron Fire Systems, Division of Chemetron Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—

For Applicant: Floyd D. Thomas.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

1014-41-SA—Amendment to resolution so as to show a change of corporate name.

Chemetron Fire Systems, Division of Chemetron Corporation, Chicago, Illinois, requests that the resolution adopted April 7, 1972 and as amended through June 21, 1977 under Calendar Number 1014-41-SA be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Thermostatic fire detectors.

DESCRIPTION: The applicant requests that the corporate name be changed from Chemetron Corporation, Fire Systems Division, Star Sprinkler Products to Chemetron Fire Systems, Division of Chemetron Corporation. Also known as Chemetron Corporation, Fire Systems Division and Chemetron.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 7, 1972 and as amended through June 21, 1977 under Calendar Number 1014-41-SA be reopened and amended so as to show a change of corporate name as described above on condition that all uses and installations of the fire detectors shall comply with the applicable requirements of the Building Code of the City of New York and of the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,

Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

260-45-SA

APPLICANT—Chemetron Fire Systems, Division of Chemetron Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—

For Applicant: Floyd D. Thomas.

ACTION OF BOARD—Application reopened and Resolution amended in accordance with the report and recommendation of Committee on Test.



# MINUTES

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh, Commis-  
sioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

260-45-SA—Amendment to resolution so as to show a change of corporate name.

Chemetron Fire Systems, Division of Chemetron Corporation, Chicago, Illinois, requests that the resolution adopted December 20, 1949 and as amended June 21, 1977 under Calendar Number 260-45-SA be reopened and amended so as to show a change of corporate name.

PROPOSED USE: To form a complete automatic electrically operated deluge sprinkler system.

DESCRIPTION: The applicant requests that that corporate name be changed from Chemetron Corporation, Fire Systems Division, Star Sprinkler Products to Chemetron Fire Systems, Division of Chemetron Corporation. Also, known as Chemetron Corporation, Fire Systems Division and Chemetron.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 20, 1949 and as amended June 21, 1977 under Calendar Number 260-45-SA be reopened and amended so as to show a change of corporate name as described above on conditions that all uses and installations of the sprinkler system shall comply with the applicable requirements of the Building Code of the City of New York and of the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 542-68-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Additional uses of fire rated assemblies.

## APPEARANCES—

For Applicant: E. V. Salvo.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Charman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

542-68-SM—Amendment to resolution to include additional uses of fire rated assemblies.

United States Gypsum Company, Tarrytown, New York, requested that the resolution November 19, 1968 and amended through January 17, 1978 under Calendar Number 542-68-SM be reopened and amended to include additional uses of fire rated assemblies.

PROPOSED USE: Two hour fire rated non-combustible shaft wall assembly.

DESCRIPTION: The assemblies can be used as equivalents to a two hour fire rated masonry assemblies to meet the requirements of Section C26-604.8(i)(1) g of the Building Code for a masonry wall assembly or approved equivalent for stair enclosures and corridor walls in buildings of Occupancy Groups J-1 and J-2 (high-rise residences, hotels, dormitories, etc.) The option of the use of approved non-masonry assemblies as equivalents to the masonry assemblies required in these locations was established by Local Law No. 8 of 1976. The basic 2 hour C-H Cavity Shaftwall assembly consists of 24 gauge, 2½" wide metal "J" runner tracks, secured at the top and bottom; 2½" wide "J" or "E" studs, friction fit between the top and bottom runner tracks and secured at the terminals of the assembly; 1" thick gypsum Liner Panel set within the flanges of the 25 gauge 2½" wide metal C-H studs, 24" o.c., friction fit between the top and bottom runner tracks. On one assembly the Liner Panels, located on the corridor side, were overlaid with a 24 gauge x 36" high steel sheet, 18" above the floor line and finished with a single layer of ½" thick Firecode "C" Sheetrock gypsum panel on each side. If the single layer of ½" gypsum panel faces the corridor side, the sheet metal panel is placed directly on the metal C-H studs and finished with the single layer of ½" thick Firecode "C" Sheetrock gypsum panel on each side. Where the double layer of ½" thick Firecode "C" Sheetrock gypsum panel occurs on the corridor side, the sheet metal panel is secured between the layers of ½" thick gypsum panels.

When a 50 sound transmission class rating is required, the ½" thick Firecode "C" gypsum panels are to be secured to an RC-1 furring channel, spaced 24" o.c., on the C-H metal stud with 1½" thick Thermafiber sound attenuation blanket in the stud cavity, as previously approved under this Calendar Number. The perimeters of the assemblies are sealed at the floor and ceiling by a non-hardening permanently resilient synthetic rubber based sealant or, as an alternate for the ceiling, by a vinyl foam gasket.

INSPECTION AND TEST: The assemblies were previously approved under this Calendar Number with two hour fire ratings and a 50 STC. The assemblies were shown to be equivalent, in terms of forcible entry impact resistance, to comparably fire rated masonry assemblies as tested, and certified by Pittsburgh Testing Laboratory (Report No. CH-3782).

The perimeter system described above was tested and approved by Underwriters' Laboratories (File R 4024-7-8) as being effective in maintaining the fire resistance rating, and consequently, in preventing the passage of hot gases.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 19, 1968 and amended through January 17, 1978 under Calendar Number 542-68-SM be reopened and amended to include the two hour fire rated wall assemblies described above as equivalents to masonry assemblies; therefore, in accordance with Section C26-604.8 (i)(1) g of the Building Code, as amended by Local Law 8 of 1976, the gypsum board assemblies can be used for stair enclosures and corridor walls in buildings of Occupancy Groups J-1 and J-2.

The steel sheets used for all assemblies approved under this Calendar Number for shaft walls in high rise buildings shall extend for the entire width of each assembly. One 48" wide steel sheet shall be used for each 48" wide gypsum board panel.

Plans submitted to the Department of Buildings showing



# MINUTES

proposed uses of the assemblies shall include graphic and descriptive material which satisfactorily describes the assemblies, shall show how their uses comply with the applicable requirements of the Building Code, this resolution, and the original resolution and previous amendments adopted under this Calendar Number, and shall state that the assemblies are approved by the Board of Standards and Appeals for use in New York City under Calendar Number 542-68-SM.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 97-71-SA

APPLICANT—Chemetron Fire Systems, Division of Chemetron Corporation, owner.

SUBJECT—Change of corporate name.

### APPEARANCES—

For Applicant: Floyd D. Thomas.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

97-71-SA—Amendment to resolution so as to show a change of corporate name.

Chemetron Fire Systems, Division of Chemetron Corporation, Chicago, Illinois, requests that the resolution adopted April 27, 1971 and as amended through July 5, 1977 under Calendar Number 97-71-SA be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Dry pipe and deluge sprinkler valves.

DESCRIPTION: The applicant requests that the corporate name be changed from Chemetron Corporation, Fire Systems Division, Star Sprinkler Products to Chemetron Fire Systems, Division of Chemetron Corporation. Also known as Chemetron Corporation, Fire Systems Division and Chemetron.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 27, 1971 and as amended through July 5, 1977 under Calendar Number 97-71-SA be reopened and amended so as to show a change of corporate name as described above on condition that all uses and installations of the sprinkler valves shall comply with the applicable requirements of the Building Code of the City of New York and of the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 381-71-SA

APPLICANT—Chemetron Fire Systems, Division of Chemetron Corporation, owner.

SUBJECT—Change of corporate name.

### APPEARANCES—

For Applicant: Floyd D. Thomas.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

381-71-SA—Amendment to resolution so as to show a change of corporate name.

Chemetron Fire Systems, Division of Chemetron Corporation, Chicago, Illinois, requests that the resolution adopted December 11, 1973 and as amended July 19, 1977 under Calendar Number 381-71-SA be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Power Supply for fire protection equipment.

DESCRIPTION: The applicant requests that the corporate name be changed from Chemetron Corporation, Fire Systems Division, Star Sprinkler Products to Chemetron Fire Systems, Division of Chemetron Corporation. Also known as Chemetron Corporation, Fire Systems Division and Chemetron.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 11, 1973 and as amended so as to show a change of corporate name as described above on condition that the uses and installations of the power supply for fire protection equipment shall comply with the applicable requirements of the Building Code of the City of New York and of the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.



# MINUTES

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 382-71-SA

APPLICANT—Chemetron Fire Systems, Division of Chemetron Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—

For Applicant: Floyd D. Thomas.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

382-71-SA—Amendment to resolution so as to show a change of corporate name.

Chemetron Fire Systems, Division of Chemetron Corporation, Chicago, Illinois, requests that the resolution adopted July 20, 1971 and as amended July 5, 1977 under Calendar Number 382-71-SA be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Spray nozzles for permanent pipe fire protection systems.

DESCRIPTION: The applicant requests that the corporate name be changed from Chemetron Corporation, Fire Systems Division, Star Sprinkler Products to Chemetron Fire Systems, Division of Chemetron Corporation. Also known as Chemetron Corporation, Fire Systems Division and Chemetron.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 20, 1971 and as amended July 5, 1977 under Calendar Number 382-71-SA be reopened and amended so as to show a change of corporate name as described above on condition that the uses and installations of the spray nozzles shall comply with the applicable requirements of the Building Code of the City of New York and of the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 383-71-SA

APPLICANT—Chemetron Fire Systems, Division of Chemetron Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—

For Applicant: Floyd D. Thomas.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

383-71-SA—Amendment to resolution so as to show a change of corporate name.

Chemetron Fire Systems, Division of Chemetron Corporation, Chicago, Illinois, requests that the resolution adopted December 11, 1973 and as amended July 5, 1977 under Calendar Number 383-71-SA be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Release control panel for fire protection equipment.

DESCRIPTION: The applicant requests that the corporate name be changed from Chemetron Corporation, Fire Systems Division, Star Sprinkler Products to Chemetron Fire Systems, Division of Chemetron Corporation. Also known as Chemetron Corporation, Fire Systems Division and Chemetron.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 11, 1973 and as amended July 5, 1977 under Calendar Number 383-71-SA be reopened and amended so as to show a change of corporate name as described above on condition that the uses and installations of the release control panel shall comply with the applicable requirements of the Building Code of the City of New York and of the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 21-77-SA

APPLICANT—BRK Electronics a division of Pittway tectors.



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SUBJECT—Additional model designations of smoke detector Corporation, owner.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
21-77-SA—Amendment to resolution to include additional model designations of smoke detectors.

BRK Electronics, a division of Pittway Corporation, Aurora, Illinois, requested that the resolution adopted April 26, 1977 under Calendar Number 21-77-SA be reopened and amended to include additional model designations of smoke detectors.

PROPOSED USE: Ionization type smoke detectors (relay interconnected).

DESCRIPTION: The additional designations are Models 77T and 77TR. Model 77T is identical to the previously approved Model 77LVT. Model 77TR is also identical to Model 77LVT, with the exception of an additional accessory relay.

INSPECTION AND TEST: The smoke detectors have been tested and approved by Underwriters' Laboratories (File S911).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 26, 1977 under Calendar Number 21-77-SA be reopened and amended to include additional model designations of smoke detectors, Models 77T and 77TR, on condition that all uses, locations and installations of the smoke detectors shall comply with the applicable requirements of the Building Code and the Electrical Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

152-77-SA

APPLICANT—Veeder-Root Company, a Veeder Industries Company, owner.

SUBJECT—Self-service gasoline dispenser (for approved gasoline stations).

APPEARANCES—

For Applicant: Robert E. Nik.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
152-77-SA—Veeder-Root Company, a Veeder Industries Company, Hartford, Connecticut, filed for approval of Veeder-Root 7606 and 7800 Series Self-Service Consoles under the provisions of Section C26-107.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

PROPOSED USE: Self service gasoline electronic console (limited to approved gasoline stations).

DESCRIPTION: The equipment allows self service operations to be controlled consoles at remote locations. The 7606 Series, 500 sub-Series, has only postpay capability. The customer dispenses gasoline and then pays what is registered at the console. The console can register only the monetary amount or both the monetary amount and number of gallons. The 7606 Series, 600 sub-Series, can be pre-set to a monetary amount and will automatically shut off the gasoline dispensing device when this value has been reached. Each console is supplied with an electrical interconnection box and can control up to 4 hoses.

The 7800 Series consoles are solid state units with only postpay capabilities. They are capable of controlling up to 12 hoses and can provide either a read-out of money only or of money and gallons.

All models are provided with an emergency switch on the console to stop gasoline during a hazardous condition. The dispensing of gasoline is initiated at the console for both prepay and postpay module. Switches on the console set the price per gallon and display the price or gallon read-out. A power supply is provided for each console, with a battery to retain memory in the event of power failure for the models with read-outs of both money and gallons.

INSPECTION AND TEST: The dispensers have been tested and approved by Underwriters' Laboratories (File MH8483).

RECOMMENDATION: The Committee on Test recommends the approval of Veeder-Root 7606 and 7800 Series Self-Service Consoles for gasoline dispensers under the provisions of Section C26-107.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York on the following conditions:

1. All uses, locations, and installation of the equipment shall comply with current and applicable laws, regulations, and conditions of Board approvals of administrative appeals concerning self-service gasoline stations and their dispensing equipment.

2. All equipment shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 152-77-SA."

A sworn affidavit by a responsible officer of the product manufactured, shall be filed annually with this Board, certifying that such materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

## 258-77-SA

APPLICANT—Gilbarco, Incorporated, owner.

SUBJECT—Self-service gasoline pump systems.

APPEARANCES—

For Applicant: John N. Hastings.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

258-77-SA—Gilbarco, Incorporated, Greensboro, North Carolina, filed for approval of Gilbarco Gasoline Dispensing Pump Self-Service Systems (models listed below) under the provisions of Section C26-107.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

PROPOSED USE: Self-service gasoline pump systems.

DESCRIPTION: The Trimline Transac HV models include the following components which are also used for models not designed for self-service: electric reset, meter pumping units, air separator, sump, pressure regulating valves, solenoid valves, and nozzle operating handle computer interlock. The self-service components include a computer mounted circuit pulser driven by the money shaft, encapsulated transmitter assemblies and resistor plugs mounted in explosion-proof enclosures, and topping-off assemblies with  $\frac{1}{8}$ " solenoid valves and  $\frac{1}{4}$ " bypass tubing.

The Highline III models are assembled with a self-contained electronic computer integral with the hydraulic module and a weight actuated nozzle operating switch interlock. The operating switch is turned off by the weight of the nozzle in its "hang-up" position. Removing the nozzle and raising the nozzle latch resets the computer.

The Transac 8 Series Console Systems are of solid state construction and are capable of handling 4 dispensers simultaneously. They contain pushbuttons for pump select, preset sale, authorize and emergency shutoff. The cost of sale keyed to the respective pump number is displayed when the pump switch is depressed during or after a delivery. Transaction data is cleared from the console memory when the island pump is authorized and the computer is reset for the following sale.

The Transac 10 Series Consoles Systems are similar to and perform the same functions as the Transac 8, with the following additions: 12 pump control capability, inventory control, totalization, buffer memory.

The model numbers and their significance (numbers may be suffixed for minor variations) are as follows:

## GILBARCO TRANSAC HV TRIMLINE MODEL SERIES

Unlighted    Lighted

*Single Hose Self-Contained Pumps*

|         |         |                                   |
|---------|---------|-----------------------------------|
| 152-1F9 | 162-1F9 | Fill-Up operation, hose hook      |
| 152-1P9 | 162-1P9 | Preset operation, hose hook       |
| 154-1F9 | 164-1F9 | Fill-Up operation, hose retriever |
| 154-1P9 | 164-1P9 | Preset operation, hose retriever  |

*Single Hose Self-Contained Pumps—High Gallonage*

|         |         |                                   |
|---------|---------|-----------------------------------|
| 152-2F9 | 162-2F9 | Fill-Up operation, hose hook      |
| 152-2P9 | 162-2P9 | Preset operation, hose hook       |
| 154-2F9 | 164-2F9 | Fill-Up operation, hose retriever |
| 154-2P9 | 164-2P9 | Preset operation, hose retriever  |

*Single Hose Remote Dispenser*

|         |         |                                   |
|---------|---------|-----------------------------------|
| 152-0F9 | 162-0F9 | Fill-Up operation, hose hook      |
| 152-0P9 | 162-0P9 | Preset operation, hose hook       |
| 154-0F9 | 164-0F9 | Fill-Up operation, hose retriever |
| 154-0P9 | 164-0P9 | Preset operation, hose retriever  |

*One Product and Two Product Dual Hose*

*Self-Contained Pumps*

|         |         |                                                 |
|---------|---------|-------------------------------------------------|
| 251-1F9 | 261-1F9 | Fill-Up operation, one product, hose retriever  |
| 251-1P9 | 261-1P9 | Preset operation, one product, hose retriever   |
| 252-1F9 | 262-1F9 | Fill-Up operation, two products, hose retriever |
| 252-1P9 | 262-1P9 | Preset operation, two products, hose retriever  |

*One Product and Two Product Dual Hose*

*Remote Dispensers*

|         |         |                                                 |
|---------|---------|-------------------------------------------------|
| 251-0F9 | 261-0F9 | Fill-Up operation, one product, hose retriever  |
| 251-1P9 | 261-1P9 | Preset operation, one product, hose retriever   |
| 252-0F9 | 262-0F9 | Fill-Up operation, two products, hose retriever |
| 252-0P9 | 262-0P9 | Preset operation, two products, hose retriever  |

## HIGHLINE 111 MODELS DISPENSERS/PUMPS for STANDARD NOZZLE

### REMOTE DISPENSERS

| Model No.                  | Description                | For Gilbarco Console Systems |
|----------------------------|----------------------------|------------------------------|
| <i>Self-Service Models</i> |                            |                              |
| AC4210                     | Single Inlet Single Outlet | T8/T10 Readout               |
| AC4310                     | Single Inlet Single Outlet | T8/T10 Preset                |
| AC5210                     | Single Inlet Dual Outlet   | T8/T10 Readout               |
| AC5310                     | Single Inlet Dual Outlet   | T8/T10 Preset                |
| AC6210                     | Dual Inlet Dual Outlet     | T8/T10 Readout               |
| AC6310                     | Dual Inlet Dual Outlet     | T8/T10 Preset                |

### SELF-CONTAINED PUMPS

*Self-Service Models*

|        |                            |                |
|--------|----------------------------|----------------|
| AC1210 | Single Inlet Single Outlet | T8/T10 Readout |
| AC1310 | Single Inlet Single Outlet | T8/T10 Preset  |
| AC2210 | Single Inlet Dual Outlet   | T8/T10 Readout |
| AC2310 | Single Inlet Dual Outlet   | T8/T10 Preset  |
| AC3210 | Dual Inlet Dual Outlet     | T8/T10 Readout |
| AC3310 | Dual Inlet Dual Outlet     | T8/T10 Preset  |

## HIGHLINE 111 MODELS DISPENSERS/PUMPS with VAPOR RECOVERY INTERFACE

### REMOTE DISPENSERS

*Self-Service Models*

|        |                            |                |
|--------|----------------------------|----------------|
| AC4211 | Single Inlet Single Outlet | T8/T10 Readout |
| AC4311 | Single Inlet Single Outlet | T8/T10 Preset  |
| AC5211 | Single Inlet Dual Outlet   | T8/T10 Readout |
| AC5311 | Single Inlet Dual Outlet   | T8/T10 Preset  |
| AC6211 | Dual Inlet Dual Outlet     | T8/T10 Readout |
| AC6311 | Dual Inlet Dual Outlet     | T8/T10 Preset  |

### SELF-CONTAINED PUMPS

*Self-Service Models*

|        |                            |                |
|--------|----------------------------|----------------|
| AC1211 | Single Inlet Single Outlet | T8/T10 Readout |
| AC1311 | Single Inlet Single Outlet | T8/T10 Preset  |
| AC2211 | Single Inlet Dual Outlet   | T8/T10 Readout |
| AC2311 | Single Inlet Dual Outlet   | T8/T10 Preset  |
| AC3211 | Dual Inlet Dual Outlet     | T8/T10 Readout |
| AC3311 | Dual Inlet Dual Outlet     | T8/T10 Preset  |



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## TRANSAC 8 MODELS

| Model No.        | Application               |
|------------------|---------------------------|
| AJ2M1E1002 ..... | 2 pumps, Preset, Call     |
| AJ2M1E10A2 ..... | 2 pumps, Preset, No Call  |
| AJ2M1E10B2 ..... | 2 pumps, Readout, Call    |
| AJ2M1E10C2 ..... | 2 pumps, Readout, No Call |
| AJ2M1E1004 ..... | 4 pumps, Preset, Call     |
| AJ2M1E10A4 ..... | 4 pumps, Preset, No Call  |
| AJ2M1E10B4 ..... | 4 pumps, Readout, Call    |
| AJ2M1E10C4 ..... | 4 pumps, Readout, No Call |

## TRANSAC 10 MODELS

| Model No.        | Application                |
|------------------|----------------------------|
| AJ2N1E1002 ..... | 2 pumps, Preset, Call      |
| AJ2N1E1004 ..... | 4 pumps, Preset, Call      |
| AJ2N1E1006 ..... | 6 pumps, Preset, Call      |
| AJ2N1E1008 ..... | 8 pumps, Preset, Call      |
| AJ2N1E100A ..... | 10 pumps, Preset, Call     |
| AJ2N1E100C ..... | 12 pumps, Preset, Call     |
| AJ2N1E10A2 ..... | 2 pumps, Preset, No Call   |
| AJ2N1E10A4 ..... | 4 pumps, Preset, No Call   |
| AJ2N1E10A6 ..... | 6 pumps, Preset, No Call   |
| AJ2N1E10A8 ..... | 8 pumps, Preset, No Call   |
| AJ2N1E10AA ..... | 10 pumps, Preset, No Call  |
| AJ2N1E10AC ..... | 12 pumps, Preset, No Call  |
| AJ2N1E10B2 ..... | 2 pumps, Readout, Call     |
| AJ2N1E10B4 ..... | 4 pumps, Readout, Call     |
| AJ2N1E10B6 ..... | 6 pumps, Readout, Call     |
| AJ2N1E10B8 ..... | 8 pumps, Readout, Call     |
| AJ2N1E10BA ..... | 10 pumps, Readout, Call    |
| AJ2N1E10BC ..... | 12 pumps, Readout, Call    |
| AJ2N1E10C2 ..... | 2 pumps, Readout, No Call  |
| AJ2N1E10C4 ..... | 4 pumps, Readout, No Call  |
| AJ2N1E10C6 ..... | 6 pumps, Readout, No Call  |
| AJ2N1E10C8 ..... | 8 pumps, Readout, No Call  |
| AJ2N1E10CA ..... | 10 pumps, Readout, No Call |
| AJ2N1E10CC ..... | 12 pumps, Readout, No Call |

**INSPECTION AND TEST:** The dispensing pump systems listed above have been tested and approved by Underwriters' Laboratories (File MH 1941).

**RECOMMENDATION:** The Committee on Test recommends the approval of the Gilbarco Gasoline Dispensing Pump Self-Service Systems listed above under the provisions of Section C26-107.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York on the following conditions:

1. All uses, locations, and installation of the equipment shall comply with current and applicable laws, regulations, and conditions of Board approvals of administrative appeals concerning self-service gasoline stations and their dispensing equipment.

2. All equipment shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 258-77-SA".

A sworn affidavit by a responsible officer of the manufacturer, familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that such materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

## 169-78-SA

**APPLICANT**—Worthington Pump Corporation (U.S.A.), Standard Pump Division, owner.

**SUBJECT**—Fire pumps.

**APPEARANCES**—

For Applicant: D. P. Bicker.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

**THE RESOLUTION**—

**WHEREAS**, the report of a Committee on Test reads: 169-78-SA—Worthington Pump Corporation (U.S.A.), Standard Pump Division, East Orange, New Jersey, filed for approval of Worthington fire pumps, Models 4LRG-11, 4LRG-12, 5LRG-13, 5LRG-16, 5LRG-19, 6LRG-18, 8LRG-13, and 8LRG-20, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

**PROPOSED USE:** Fire pumps.

**DESCRIPTION:** The fire pumps are centrifugal, horizontal, split-case, double-suction, single-stage type, suitable for electric motor, steam turbine, or engine drive. The maximum suction and discharge pressures are 150 psi and 250 psi, respectively. The casing is cast iron. The impeller and shaft sleeves are bronze. The shaft is steel. The suction size ranges from 6" to 12". The discharge size ranges from 4" to 8". The power requirements range from 15 to 300 horsepower. The capacities range by size and power up to 3000 gallons per minute.

**INSPECTION AND TEST:** The pumps have been tested and approved by Underwriters' Laboratories (File Ex422 A, B) and by Factory Mutual Engineering Associates (Serial No. 18397).

**RECOMMENDATION:** The Committee on Test recommends the approval of Worthington fire pumps, Models 4LRG-11, 4LRG-12, 5LRG-13, 5LRG-16, 5LRG-19, 6LRG-18, 8LRG-13, and 8LRG-20, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York, on condition that all uses, locations, and installations of the pumps shall comply with the applicable requirements of the Building Code. The pumps shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 169-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.



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*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 436-58-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Additional models and uses of gasoline pumps.

APPEARANCES—

For Applicant: Joseph P. Morsellino, J. Richard Schnabel and Jan C. McConnell.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision.

## 706-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—Appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—158 Joseph Avenue, northwest corner of Oakville Street, Block 1987, Lot 320, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1239/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, action on N.B. Applic. #1239/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 707-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—156 Joseph Avenue, west side, 26.00 feet north of Oakville Street, Block 1987, Lot 321, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1240/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1240/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 708-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—152 Joseph Avenue, west side, 50.8 feet north of Oakville Street, Block 1987, Lot 322, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1241/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.



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*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1241/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 709-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—150 Joseph Avenue, west side, 75.6 feet north of Oakville Street, Block 1987, Lot 323, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1242/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1242/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 710-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a

decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—146 Joseph Avenue, west side, 100.0 feet north of Oakville Street, Block 1987, Lot 325, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1243/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the decision of the Borough Superintendent, the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, (dated October 17, 1977, acting on N.B. Applic. #1243/76), Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 711-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—144 Joseph Avenue, west side, 125.2 feet north of Oakville Street, Block 1987, Lot 326, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1244/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and



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WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1244/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 712-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—140 Joseph Avenue, west side, 150 feet north of Oakville Street, Block 1987, Lot 327, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1245/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1245/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 713-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—138 Joseph Avenue, west side, 174.8 feet north of Oakville Street, Block 1987, Lot 328, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1246/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1246/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 714-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—134 Joseph Avenue, west side, 199.6 feet north of Oakville Street, Block 1987, Lot 330, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,



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dated October 17, 1977, on N.B. Applic. #1247/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1247/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 715-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—132 Joseph Avenue, west side, 224.4 feet north of Oakville Street, Block 1987, Lot 331, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1248/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1248/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building

shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 716-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—128 Joseph Avenue, west side, 249.2 feet north of Oakville Street, Block 1987, Lot 332, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1249/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1249/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 717-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—126 Joseph Avenue, west side, 274.00 feet north of Oakville Street, Block 1987, Lot 333, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1250/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1250/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 718-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—122 Joseph Avenue, west side, 302.42 feet south of Harold Street, Block 1987, Lot 335, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1251/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1251/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be

within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 719-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—120 Joseph Avenue, west side, 277.62 feet south of Harold Street, Block 1987, Lot 336, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1252/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1252/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 720-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—116 Joseph Avenue, west side, 252.82 feet south of Harold Street, Block 1987, Lot 337, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1253/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1253/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 721-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—114 Joseph Avenue, west side, 228.02 feet south of Harold Street, Block 1987, Lot 338, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1254/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1254/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of

selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 722-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—110 Joseph Avenue, west side, 203.22 feet south of Harold Street, Block 1987, Lot 340, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1255/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1255/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 723-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—108 Joseph Avenue, west side, 178.42 feet south of Harold Street, Block 1987, Lot 342, Willowbrook, Borough of Staten Island.



# MINUTES

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1256/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1256/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 724-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—104 Joseph Avenue, west side, 153.62 feet south of Harold Street, Block 1987, Lot 343, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1257/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1257/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume

of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 725-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—102 Joseph Avenue, west side, 128.82 feet south of Harold Street, Block 1987, Lot 344, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1258/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1258/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 726-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).



# MINUTES

PREMISES AFFECTED—98 Joseph Avenue, west side, 104.02 feet south of Harold Street, Block 1987, Lot 346, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1259/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1259/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 727-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—96 Joseph Avenue, west side, 79.22 feet south of Harold Street, Block 1987, Lot 347, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1260/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1260/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 728-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—92 Joseph Avenue, west side, 44.22 feet south of Harold Street, Block 1987, Lot 348, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1261/76 reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1261/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 729-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.



# MINUTES

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—90 Joseph Avenue, southwest corner of Harold Street, Block 1987, Lot 350, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1262/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1262/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 730-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—159 Joseph Avenue, northeast corner of Oakville Street, Block 1987, Lot 256, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant—William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1263/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the

property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1263/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 731-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—157 Joseph Avenue, east side, 26.00 feet north of Oakville Street, Block 1987, Lot 257, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant—William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1264/76, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1264/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.



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# MINUTES

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## 732-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—153 Joseph Avenue, east side, 50.50 feet north of Oakville Street, Block 1987, Lot 258, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1265/76, reads: "1. (See Cal. 706-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1265/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

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## 733-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—151 Joseph Avenue, east side, 75.00 feet north of Oakville Street, Block 1987, Lot 259, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1266/76, reads: "1. (See Cal. 706-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of

the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1266/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

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## 734-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—147 Joseph Avenue, east side, 99.50 feet north of Oakville Street, Block 1987, Lot 261, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1267/76, reads:

"1. (See Cal. 706-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1267/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

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## 735-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.



# MINUTES

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—145 Joseph Avenue, east side, 124.00 feet north of Oakville Street, Block 1987, Lot 262, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1268/76, reads:

“1. (See Cal. 706-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1268/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked “Received October 26, 1977”, one sheet, and “December 15, 1977”, one sheet; and that all laws, rules and regulations shall be complied with.

## 736-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—141 Joseph Avenue, east side, 148.5 feet north of Oakville Street, Block 1987, Lot 263, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant—William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1269/76, reads:

“1. (See Cal. 706-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1269/76, Objection No. 1, be and it hereby is *modified* and that the

appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked “Received October 26, 1977”, one sheet, and “December 15, 1977”, one sheet; and that all laws, rules and regulations shall be complied with.

## 737-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—139 Joseph Avnue, east side, 173.00 feet north of Oakville Street, Block 1987, Lot 264, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant—William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1270/76, reads:

“1. (See Cal. 706-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1270/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked “Received October 26, 1977”, one sheet, and “December 15, 1977”, one sheet; and that all laws, rules and regulations shall be complied with.

## 738-77-A

APPLICANT—Lichtner Associates for Washington Sunset, Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).



# MINUTES

PREMISES AFFECTED—135 Joseph Avenue, east side, 197.50 feet north of Oakville Street, Block 1987, Lot 266, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1271/76, reads:

"1. (See Cal. 706-77-A—same decision.)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1271/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 739-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—133 Joseph Avenue, east side, 222.00 feet north of Oakville Street, Block 1987, Lot 267, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1272/76, reads:

"1. (See Cal. 706-77-A—same decision.)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1272/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of

selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 740-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—129 Joseph Avenue, east side, 246.50 feet north of Oakville Street, Block 1987, Lot 268, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1273/76, reads:

"1. (See Cal. 706-77-A—same decision.)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1273/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 741-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—127 Joseph Avenue, east side, 271.00 feet north of Oakville Street, Block 1987, Lot 269, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. # 1274/76, reads:

"1. (See Cal. 706-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1274/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 742-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—123 Joseph Avenue, east side, 295.20 feet north of Oakville Street, Block 1987, Lot 271, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1275/76, reads:

"1. (See Cal. 760-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1275/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will con-

nect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 743-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—121 Joseph Avenue, east side, 319.40 feet north of Oakville Street, Block 1987, Lot 272, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1276/76, reads:

"1. (See Cal. 760-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1276/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 744-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—117 Joseph Avenue, east side, 266.64 feet south of Harold Street, Block 1987, Lot 272, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1277/76, reads:

"1. (See Cal. 706-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1277/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 745-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Joseph Avenue, east side, 242.44 feet south of Harold Street, Block 1987, Lot 274, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1278/76, reads:

"1. (See Cal. 706-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1278/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 746-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—Appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—111 Joseph Avenue, east side, 218.24 feet south of Harold Street, Block 1987, Lot 276, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1279/76, reads:

"1. (See Cal. 706-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1279/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 747-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—Appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—109 Joseph Avenue, east side, 194.04 feet south of Harold Street, Block 1987, Lot 277, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1280/76, reads:

"1. (See Cal. 706-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.



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*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1280/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 748-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—105 Joseph Avenue, east side, 169.84 feet south of Harold Street, Block 1987, Lot 278, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1281/76, reads:

"1. (See Cal. 706-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1281/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 749-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—103 Joseph Avenue, east side, 145.64 feet south of Harold Street, Block 1987, Lot 279, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1282/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1282/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 750-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—99 Joseph Avenue, east side, 121.44 feet south of Harold Street, Block 1987, Lot 281, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1283/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1283/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of



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selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 751-77-A

**APPLICANT**—Lichtner Associates for Washington Sunset Associates, owner.

**SUBJECT**—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—97 Joseph Avenue, east side, 97.24 feet south of Harold Street, Block 1987, Lot 282, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

**ACTION OF BOARD**—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1284/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1284/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 752-77-A

**APPLICANT**—Lichtner Associates for Washington Sunset Associates, owner.

**SUBJECT**—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—95 Joseph Avenue, east side, 73.04 feet south of Harold Street, Block 1987, Lot 283, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

**ACTION OF BOARD**—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1285/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1285/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 753-77-A

**APPLICANT**—Lichtner Associates for Washington Sunset Associates, owner.

**SUBJECT**—Application October 26, 1977—appeal from a of drywell for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—93 Joseph Avenue, east side, 48.84 feet south of Harold Street, Block 1987, Lot 284, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

**ACTION OF BOARD**—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1286/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1286/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.



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## 754-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—91 Joseph Avenue, east side, 24.64 feet south of Harold Street, Block 1987, Lot 286, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1287/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1287/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 755-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—89 Joseph Avenue, southeast corner of Harold Street, Block 1987, Lot 287, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1288/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1288/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 756-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—121 Washington Avenue, northwest corner of Oakville Street, Block 1987, Lot 254, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1289/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1289/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 757-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).



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PREMISES AFFECTED—119 Washington Avenue, west side, 26 feet north of Oakville Street, Block 1987, Lot 253, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1290/76, reads:  
"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1290/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 758-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—117 Washington Avenue, west side, 50.50 feet north of Oakville Street, Block 1987, Lot 252, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1291/76, reads:  
"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1291/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by

the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 759-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Washington Avenue, west side, 75 feet north of Oakville Street, Block 1987, Lot 251, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1292/76, reads:  
"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1292/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 760-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—111 Washington Avenue, west side, 99.50 feet north of Oakville Street, Block 1987, Lot 249, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.



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## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1293/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1293/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 761-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—109 Washington Avenue, west side, 124.00 feet north of Oakville Street, Block 1987, Lot 248, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1294/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1294/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed

in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 762-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—105 Washington Avenue, west side, 173.0 feet north of Oakville Street, Block 1987, Lot 246, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1295/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1295/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 763-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—107 Washington Avenue, west side, 148.50 feet north of Oakville Street, Block 1987, Lot 247, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0



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## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1296/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1296/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 764-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—101 Washington Avenue, west side, 197.50 feet north of Oakville Street, Block 1987, Lot 244, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1297/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1297/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 765-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—99 Washington Avenue, west side, 222.0 feet north of Oakville Street, Block 1987, Lot 243, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1298/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1298/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 766-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—93 Washington Avenue, west side, 271.0 feet north of Oakville Street, Block 1987, Lot 241, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1300/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.



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*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1300/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 767-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—99 Washington Avenue, west side, 246.50 feet north of Oakville Street, Block 1987, Lot 242, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1299/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1299/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 768-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—91 Washington Avenue, west side, 295.20 feet north of Oakville Street, Block 1987, Lot 239, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1301/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1301/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 769-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—89 Washington Avenue, west side, 319.4 feet north of Oakville Street, Block 1987, Lot 238, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1302/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1302/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the



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dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 770-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—87 Washington Avenue, west side, 293.94 feet south of Harold Street, Block 1987, Lot 237, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1303/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1303/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 771-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—85 Washington Avenue, west side, 269.74 feet south of Harold Street, Block 1987, Lot 236, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1304/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1304/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 772-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—81 Washington Avenue, west side, 245.54 feet south of Harold Street, Block 1987, Lot 234, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1305/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1305/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building



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shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 773-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—79 Washington Avenue, west side, 221.34 feet south of Harold Street, Block 1987, Lot 233, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1306/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1306/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 774-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—75 Washington Avenue, west side, 196.94 feet south of Harold Street, Block 1987, Lot 232, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1307/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1307/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 775-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—73 Washington Avenue, west side, 172.74 feet south of Harold Street, Block 1987, Lot 231, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1308/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1308/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.



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## 776-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—69 Washington Avenue, west side, 148.74 feet south of Harold Street, Block 1987, Lot 229, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1309/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1309/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 777-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—67 Washington Avenue, west side, 124.54 feet south of Harold Street, Block 1987, Lot 228, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1310/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1310/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 778-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—63 Washington Avenue, west side, 100.34 feet south of Harold Street, Block 1987, Lot 227, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1311/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1311/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 779-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).



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PREMISES AFFECTED—61 Washington Avenue, west side, 76.14 feet south of Harold Street, Block 1987, Lot 226, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1312/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1312/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 780-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—57 Washington Avenue, west side, 43.14 feet south of Harold Street, Block 1987, Lot 224, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1313/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1313/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of

selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 781-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—Appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—55 Washington Avenue, southwest corner of Harold Street, Block 1987, Lot 222, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF THE BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1314/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N. B. Applic. #1314/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 782-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45 Washington Avenue, northwest corner of Harold Street, Block 1987, Lot 220, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.



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## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1315/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1315/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 783-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—43 Washington Avenue, west side, 29.47 feet north of Harold Street, Block 1987, Lot 218, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1316/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1316/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received

October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 784-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—Appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—79 Joseph Avenue, northeast corner of Harold Street, Block 1987, Lot 290, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1317/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1318/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 785-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—An appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—77 Joseph Avenue, east side, 49.25 feet north of Harold Street, Block 1987, Lot 292, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1318/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.



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and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1318/76, Objection No. 1, be and it hereby is *modified* and that the of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

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## 786-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application for consideration—An appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—80 Joseph Avenue, northeast corner of Harold Street, Block 1987, Lot 353, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N.B. Applic. #1319/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N.B. Applic. #1319/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

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## 787-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—An appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—78 Joseph Avenue, west side, 23.79 feet north of Harold Street, Block 1987, Lot 354, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N. B. Applic. #1320/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N. B. Applic. #1320/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

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## 788-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—An appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Joseph Avenue, west side, 48.59 feet north of Harold Street, Block 1987, Lot 355, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N. B. Applic. #1321/76, reads:

"1. (See Cal. 706-77-A—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N. B. Applic. #1321/76,



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Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 789-77-A

APPLICANT—Lichtner Associates for Washington Sunset Associates, owner.

SUBJECT—Application October 26, 1977—An appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—72 Joseph Avenue, west side, 73.39 feet north of Harold Street, Block 1987, Lot 356, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1977, on N. B. Applic. #1322/76, reads:

"1. (See Cal. 706-77-A)—same decision), etc.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 17, 1977, acting on N. B. Applic. #1322/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received October 26, 1977", one sheet, and "December 15, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 863-77-A

APPLICANT—Albert Melniker for James Hasson and John Galante, owners.

SUBJECT—Application November 16, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1761 Forest Avenue, north side, 251.49 feet east of Richmond Avenue, Block 1477, Lot 41, Port Richmond, Borough of Staten Island.

### APPEARANCES—

For Applicant: Albert Melniker and Richard Mandell.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1977, on N.B. Applic. #1160/77, reads:

"The proposed use of drywells for 100% disposal of storm water when public sewers into which discharge is deemed feasible are located within 500 feet of the property is contrary to Sec. P110.2(b) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated November 1, 1977, acting on N.B. Applic. #1160/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells to be of sufficient capacity to contain 2 inches of rain water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received January 31, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 871-77-A

APPLICANT—Albert Melniker for 442 Richmond Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water is contrary (Local Law #7).

PREMISES AFFECTED—15 Neptune Place, north side, 116.96 feet west of Willowbrook Road, Block 2099, Lot 24, New Springfield, Borough of Staten Island.

### APPEARANCES—

For Applicant: Albert Melniker.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 16, 1977, on Alt. Applic. #255/77, reads:

"The proposed use of drywells for 100% disposal of storm water when no public sewers into which discharge is feasible are located within 500 feet is contrary to Sec. P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 16, 1977, acting on Alt. Applic. #255/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain



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2 inches of rain water over the entire lot area, same to be verified by the Department of Building; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further condition* that the building shall substantially conform to drawings, marked "Received November 22, 1977," 3 sheets; and that all laws, rules and regulations shall be complied with.

## 917-77-A

APPLICANT—Lichtner Associates for A. Rokhsar, owner.  
SUBJECT—Application November 30, 1977—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywells for the disposal of storm water, Local Law #7.

PREMISES AFFECTED—18 Schubert Street, west side, 160' south of St. Johns Avenue, Block 3007, Lot 15, Rose Bank, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #872/77, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York therefore:

(a) No. C. of O. can be issued as per Art. 3 Sec. 36 of General City Law.

(b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore is contrary to Sec. C26-401.1 of the Administrative Code.

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated November 17, 1977 acting on N.B. Applic. #872/77 Objection No. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25% of the volume required, a minimum of 75% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and that objection number 1 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; and *on further conditions* that the building shall sub-

stantially conform to drawings marked received "November 30, 1977", 3 sheets; and that all laws, rules and regulations shall be complied with.

## 918-77-A

APPLICANT—Lichtner Associates for A. Rokhsar, owner.  
SUBJECT—Application November 30, 1977—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywells for the disposal of storm water, Local Law #7).

PREMISES AFFECTED—20 Schubert Street, west side, 186.84' south of St. Johns Avenue, Block 3007, Lot 16, Rose Bank, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF THE BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #873/77, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York therefore:

(a) No C. of O. can be issued as per Art. 3 Sec. 36 of General City Law.

(b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore is contrary to Sec. C26-401.1 of the Administrative Code.

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated November 17, 1977 acting on N.B. Applic. #873/77 Objection No. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25% of the volume required, in minimum of 75% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and that objection number 1 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; and *on further conditions* that the building shall substantially conform to drawings marked received "November 30, 1977," 3 sheets; and that all laws, rules and regulations shall be complied with.

## 919-77-A

APPLICANT—Lichtner Associates for A. Rokhsar, owner.  
SUBJECT—Application November 30, 1977—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street; proposed



# MINUTES

(use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—24 Schubert Street, west side, 213.68' south of St. Johns Avenue, Block 3007, Lot 18, Rose Bank, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #874/77, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York therefore:

(a) No C. of O. can be issued as per Art. 3 Sec. 36 of General City Law.

(b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore is contrary to Sec. C26-401.1 of the Administrative Code.

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated November 17, 1977, acting on N.B. Applic. #874/77. Objection No. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition*, that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25% of the volume required, a minimum of 75% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and that objection number 1 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; and *on further conditions* that the building shall substantially conform to drawings marked received "November 30, 1977", 3 sheets; and that all laws, rules and regulations shall be complied with.

## 920-77-A

APPLICANT—Lichtner Associates for A. Rokhsar, owner.

SUBJECT—Application November 30, 1977—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street; proposed use of drywells for the disposal of storm water, Local Law #7.

PREMISES AFFECTED—26 Schubert Street, west side, 240.52' south of St. Johns Avenue, Block 3007, Lot 19, Rose Bank, Borough of Staten Island.

## APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #875/77, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York therefore:

(a) No C. of O. can be issued as per Art. 3 Sec. 36 of General City Law.

(b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore is contrary to Sec. C26-401.1 of the Administrative Code.

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated November 17, 1977, acting on N.B. Applic. 875/77. Objection No. 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25% of the volume required, a minimum of 75% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and that objection Number 1 and is granted under the powers vested in the Board under Section 36 of the General City Law; and *on further conditions* that the building shall substantially conform to drawings marked received "November 30, 1977", 3 sheets; and that all laws, rules and regulations shall be complied with.

## 115-77-A

APPLICANT—Fr. Paul Kucynda for SS Cosmas and Damian Human Services Center, Incorporated, owner.

SUBJECT—Application March 2, 1977—filed pursuant to Section 36 of the General City Law and Section 230 of the New York City Charter re- street abutting building must be improved.

PREMISES AFFECTED—155 Bruckner Avenue, east side, 100 feet north of Forest Avenue, Block 1234, Lot 52, Mariner's Harbor, Borough of Staten Island.

## APPEARANCES—

For Applicant: David Farber.

ACTION OF BOARD—Laid over to May 2, 1978, at 2 P.M. for decision at the request of the applicant; hearing previously closed.

## 654-77-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application October 7, 1977—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to self service gasoline service station.



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# MINUTES

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PREMISES AFFECTED—1527 Bedford Avenue and 656 to 668 Lincoln Place, southeast corner, Block 1260, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph P. Morsellino and S. P. Russo.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing, additional information.

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813-77-A

APPLICANT—Alphonse J. Calvanico for Henry Tritt, owner.

SUBJECT—Application November 4, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—161 Eylandt Street, northeast corner of Barclay Avenue, Block 6378, Lot 1, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

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814-77-A

APPLICANT—Alphonse J. Calvanico for Henry Tritt, owner.

SUBJECT—Application November 4, 1977—Filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—153 Eylandt Street, north side, 64.01 east of Barclay Avenue, Block 6378, Lot 73, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

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815-77-A

APPLICANT—Alphonse J. Calvanico for Henry Tritt, owner.

SUBJECT—Application November 4, 1977—Filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—147 Eylandt Street, north side, 125.51 feet east of Barclay Avenue, Block 6378, Lot 71, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

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816-77-A

APPLICANT—Alphonse J. Calvanico for Henry Tritt, owner.

SUBJECT—Application November 4, 1977—Filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—134 Tallman Street, south side, 214.38 feet east of Barclay Avenue, Block 6378, Lot 18, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

817-77-A

APPLICANT—Alphonse J. Calvanico for Henry Tritt, owner.

SUBJECT—Application November 4, 1977—Filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—148 Tallman Street, south side, 66.38 feet east of Barclay Avenue, Block 5378, Lot 11, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

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818-77-A

APPLICANT—Alphonse J. Calvanico for Henry Tritt, owner.

SUBJECT—Application November 4, 1977—Appeal from a decision of the Borough Superintendent re- proposed of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—158 Tallman Street, southeast corner of Barclay Avenue, Block 6378, Lot 6, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

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819-77-A

APPLICANT—Alphonse J. Calvanico for Agatha Blois, owner.

SUBJECT—Application November 4, 1977—Filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—138 Tallman Street, south side, 174.38 feet east of Barclay Avenue, Block 6378, Lot 16, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

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820-77-A

APPLICANT—Alphonse J. Calvanico for Judy Tenenbaum, owner.

SUBJECT—Application November 4, 1977—Filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—142 Tallman Street, south side, 134.38 feet east of Barclay Avenue, Block 6378, Lot 14, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

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942-77-A

APPLICANT—McGee and Morsellino for Albion 55 Company, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—Appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—77-33 Queens Boulevard, northwest corner of Albion Avenue, Block 1536, Lot 101, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino and S. P. Russo  
For Administration: Lt. R. J. Ellis, Fire Dept.



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# MINUTES

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ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing, additional information.

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## 943-77-A

APPLICANT—McGee and Morsellino for Anthony Heiss, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—Appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline station.

PREMISES AFFECTED—130 Bruckner Boulevard, south side, 75 feet east of Brook Avenue, Block 2260. Lot 4, Borough of the Bronx.

### APPEARANCES—

For Applicant: Joseph P. Morsellino and S. P. Russo.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing, additional information.

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## 944-77-A

APPLICANT—McGee and Morsellino for Rock Oil Company, Incorporated, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—Appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—120-128 West 145th Street, south side, 260 feet west of Lenox Avenue, Block 2013, Lot 44, Borough of Manhattan.

### APPEARANCES—

For Applicant: Joseph P. Morsellino and S. P. Russo.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing, additional information.

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## 948-77-A

APPLICANT—Alphonse J. Calvanico for Alphonse J. Calvanico, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—635 Darlington Avenue, northeast corner of Lenevar Avenue, Block 6914, Lot 1, Princess Bay, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

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## 949-77-A

APPLICANT—Alphonse J. Calvanico, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—623 Darlington Avenue, north side, 108.84 feet east of Lenevar Avenue, Block 6914, Lot 96, Princess Bay, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

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## 950-77-A

APPLICANT—Alphonse J. Calvanico, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—611 Darlington Avenue, north side, 208.84 feet east of Lenevar Avenue, Block 6914, Lot 91, Princess Bay, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

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## 951-77-A

APPLICANT—Alphonse J. Calvanico, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1066 Edgegrove Avenue, south side, 83.20 feet east of Lenevar Avenue, Block 6914, Lot 12, Princess Bay, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

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## 952-77-A

APPLICANT—Alphonse J. Calvanico, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1056 Edgegrove Avenue south side, 183.20 feet east of Lenevar Avenue, Block 6914, Lot 14, Princess Bay, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

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## 961-77-A

APPLICANT—Peter F. Oddo, Jr., for Catlumac Corporation, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—3 McCormick Place, northwest corner of Parkinson Avenue, Block 3221, Lot 5, Grasmere, Borough of Staten Island.

### APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

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## 962-77-A

APPLICANT—Peter F. Oddo, Jr., for Catlumac Corporation, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—5 McCormick Place, north side, 28 feet west of Parkinson Avenue, Block 3221, Lot 6, Grasmere, Borough of Staten Island.

### APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision, hearing closed.

Adjourned: 3:05 P.M.

ALAN D. GERSHUNY, *Executive Director*



# CORRECTION

## CORRECTION\*

The Board of Standards and Appeals hereby corrects the resolution adopted April 12, 1977 under Calendar Number 45-77-SM, and published in Bulletin Nos. 15 and 16, Vol. LXII, to read as follows:

### 45-77-SM

APPLICANT—Henry Pratt Company, owner.

SUBJECT—Application January 24, 1977—PIVA; IBV (Fire protection sprinkler system valves).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Klein, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

45-77-SM—Henry Pratt Company, Aurora, Illinois, filed for approval of PIVA and IBV Fire Protection Sprinkler System Valves under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Sprinkler system indicating valves.

DESCRIPTION: The valves are rubber seated, 90 degree operating butterfly type. The PVA valve has an inner rotating member attached to the drive shaft. An outer stationary member is attached to the valve operator housing. Indicator holes in both members are in alignment when the valve is opened and are out of alignment when the valve is closed. The IBV valve has a manual operating crank mechanism with an indicating arrow which indicates the valve position. The valve materials include a cast iron body, stainless steel shafts, nylon bearings. *The PVA valve has\** a fail-safe spring which holds the valve open when an over-torqued operator causes internal shear pin breakage. The

available valve sizes are 6", 8", 10", 12", 14", 16", 18", 20", 24". The valves of sizes 6" through 14" have a rated working pressure of 175 psi. The valves of sizes 16" through 24" have a rated working pressure of 150 psi.

INSPECTION AND TEST: The valves have been tested and approved by Underwriters' Laboratories (File Ex2382) and Factory Mutual Research (Serial Nos. 19105, 19358, 26652).

RECOMMENDATION: The Committee on Test recommends the approval of Pratt PIVA and IBV Fire Protection Sprinkler System Valves under the provisions of Article 17 and RS 17 of the Building Code of the City of New York on condition that all uses and installations of the valves shall comply with the applicable requirements of the Building Code. The valves shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 45-77-SM."

A sworn affidavit by a responsible officer of the manufacturer, familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that such materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

\* Matter in *italics* represents corrected text.











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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

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No. 17

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TELEPHONE—566-5174.

MAY 25 1978

UNIVERSITY OF ILLINOIS  
URBANA-CHAMPAIGN

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# CALENDAR

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| 250-78-A        | B.S.I.       | 81 Forrestal Avenue, east side, 400.31 feet north of Van Allen Avenue, Block 5673, Lot 72, Eltingville, Borough of Staten Island, N.B. #256/78. storm water disposal, Local Law #7.                                                                                                               |
| 251-78-A        | B.S.I.       | 85 Forrestal Avenue, east side, 360.23 feet north of Van Allen Avenue, Block 5673, Lot 70, Eltingville, Borough of Staten Island, N.B. #257/78. re- storm water disposal, Local Law #7.                                                                                                           |
| 252-78-A        | B.S.I.       | 89 Forrestal Avenue, east side, 320.15 feet north of Van Allen Avenue, Block 5673, Lot 68, Eltingville, Borough of Staten Island, N.B. #258/78. re- storm water disposal, Local Law #7.                                                                                                           |
| 253-78-A        | B.S.I.       | 93 Forrestal Avenue, east side, 280.07 feet north of Van Allen Avenue, Block 5673, Lot 66, Eltingville, Borough of Staten Island, N.B. #259/78. re- storm water disposal, Local Law #7.                                                                                                           |
| 254-78-A        | B.S.I.       | 97 Forrestal Avenue, east side, 240.00 feet north of Van Allen Avenue, Eltingville, Borough of Staten Island, Block 5673, Lot 64, N.B. #260/78. re- storm water disposal, Local Law #7.                                                                                                           |
| 255-78-A        | B.S.I.       | 101 Forrestal Avenue, east side, 200.00 feet east of Van Allen Avenue, Block 5673, Lot 62, Eltingville, Borough of Staten Island, N.B. #261/78. re- storm water disposal, Local Law #7.                                                                                                           |
| 256-78-A        | B.S.I.       | 105 Forrestal Avenue, east side, 160.06 feet north of Van Allen Avenue, Block 5673, Lot 60, Eltingville, Borough of Staten Island, N.B. #262/78. re- storm water disposal, Local Law #7.                                                                                                          |
| 257-78-A        | B.S.I.       | 109 Forrestal Avenue, east side, 120.00 feet north of Van Allen Avenue, Block 5673, Lot 58, Eltingville, Borough of Staten Island, N.B. #263/78. re- storm water disposal, Local Law #7.                                                                                                          |
| 258-78-A        | B.S.I.       | 115 Forrestal Avenue, east side, 80.00 feet north of Van Allen Avenue, Block 5673, Lot 56, Eltingville, Borough of Staten Island, N.B. #264/78. re- storm water disposal, Local Law #7.                                                                                                           |
| 259-78-A        | B.S.I.       | 119 Forrestal Avenue, east side, 40.00 feet north of Van Allen Avenue, Block 5673, Lot 54, Eltingville, Borough of Staten Island, N.B. #265/78. re- storm water disposal, Local Law #7.                                                                                                           |
| 260-78-A        | B.S.I.       | 123 Forrestal Avenue, northeast corner of Van Allen Avenue, Block 5673, Lot 50, Eltingville, Borough of Staten Island, N.B. #266/78. re- storm water disposal, Local Law #7.                                                                                                                      |
| 261-78-A        | B.S.I.       | 26 McArthur Avenue, west side, 519.39 feet north of Van Allen Avenue, Block 5673, Lot 20, Eltingville, Borough of Staten Island, N.B. #267/78. re- storm water disposal, Local Law #7.                                                                                                            |

262-78-A—B.S.I.—30 McArthur Avenue, west side, 479.31 feet north of Van Allen Avenue, Block 5673, Lot 22, Eltingville, Borough of Staten Island, N.B. #268/78. re- storm water disposal, Local Law #7.

263-78-A—B.S.I.—34 McArthur Avenue, west side, 439.23 feet north of Van Allen Avenue, Block 5673, Lot 24, Eltingville, Borough of Staten Island, N.B. #246/78. re- storm water disposal, Local Law #7.

264-78-A—B.S.I.—38 McArthur Avenue, west side, 399.15 feet north of Van Allen Avenue, Block 5673, Lot 26, Eltingville, Borough of Staten Island, N.B. #247/78. re- storm water disposal, Local Law #7.

265-78-A—B.S.I.—42 McArthur Avenue, west side, 359.07 feet north of Van Allen Avenue, Block 5673, Lot 28, Eltingville, Borough of Staten Island, N.B. #248/78. re- storm water disposal, Local Law #7.

266-78-A—B.S.I.—46 McArthur Avenue, west side, 318.99 feet north of Van Allen Avenue, Block 5673, Lot 30, Eltingville, Borough of Staten Island, N.B. #249/78. re- storm water disposal, Local Law #7.

267-78-A—B.S.I.—50 McArthur Avenue, west side, 278.93 feet north of Van Allen Avenue, Block 5673, Lot 32, Eltingville, Borough of Staten Island, N.B. #250/78. re- storm water disposal, Local Law #7.

268-78-A—B.S.I.—56 McArthur Avenue, west side, 207.53 feet north of Van Allen Avenue, Block 5673, Lot 36, Eltingville, Borough of Staten Island, N.B. #251/78. re- storm water disposal, Local Law #7.

269-78-A—B.S.I.—62 McArthur Avenue, west side, 164.00 feet north of Van Allen Avenue, Block 5673, Lot 38, Eltingville, Borough of Staten Island, N.B. #252/78. re- storm water disposal, Local Law #7.

270-78-A—B.S.I.—66 McArthur Avenue, west side, 124.00 feet north of Van Allen Avenue, Block 5673, Lot 40, Eltingville, Borough of Staten Island, N.B. #253/78. re- storm water disposal, Local Law #7.

271-78-A—B.S.I.—70 McArthur Avenue, west side, 84.00 feet north of Van Allen Avenue, Block 5673, Lot 42, Eltingville, Borough of Staten Island, N.B. #254/78. re- storm water disposal, Local Law #7.

272-78-A—B.S.I.—74 McArthur Avenue, west side, 44.00 feet north of Van Allen Avenue, Block 5673, Lot 44, Eltingville, Borough of Staten Island, N.B. #255/78. re- storm water disposal, Local Law #7.

273-78-A—B.S.I.—350 Forest Avenue, south side, 50.05 feet east of Oakwood Avenue, Block 251, Lot 4, West New Brighton, Borough of Staten Island, N.B. #35/78. re- storm water disposal, Local Law #7.

274-78-A—B.S.I.—175 Eylandt Street, northwest corner of Barclay Avenue, Block 6417, Lot 6, Annadale, Borough of Staten Island, N.B. #352/78. re- storm water disposal, Local Law #7.

275-78-A—B.S.I.—185 Eylandt Street, north side, 100.20 feet west of Barclay Avenue, Block 6417, Lot 12, Annadale, Borough of Staten Island, N.B. #353/78. re- Sec. 36, building not fronting on a legal street, General City Law; storm water disposal, Local Law #5.

276-78-A—B.S.I.—197 Eylandt Street, north side, 220.44 feet west of Barclay Avenue, Block 6417, Lot 18, Annadale, Borough of Staten Island, N.B. #354/78. re- Sec. 36, building not fronting on a legal street, General City Law; storm water disposal, Local Law #5.



# CALENDAR

**277-78-BZ**—B.B.—2228 Hendrickson Street, west side, 210 feet south of Avenue U, Block 8558, Lot 55, 57 and 59, Borough of Brooklyn, Community Board #18BK., Alt. #983/77. re- proposed accessory parking in Res. Dist. Cont. to Sect. 22.00 ZR.

**278-78-BZ**—B.M.—360 Madison Avenue, 19-27 East 45th Street, northwest corner, Block 1281, Lot 17, Borough of Manhattan, Community Board #5M., Alt. #264/78. re- floor area ratio. Cont. to Sect. 32-122 ZR; sky exposure plane Cont. to Sect. 33-432 ZR.

**279-78-BZ**—B.M.—144 East 44th Street, south side, 155 feet east of Lexington Avenue, Block 1298, Lot 45, Borough of Manhattan, Community Board #6M., Alt. #204/78. re- rear yard, Cont. to Sect. 33-26 ZR; front wall without setback, Cont. to Sect. 33-432 ZR.

**280-78-BZ**—B.Q.—76-26 47th Avenue, south side, 321.86 feet east of Queens Boulevard, Block 1536, Lot 16, Elmhurst, Borough of Queens, Community Board #4Q., Alt. #215/78. re- proposed conversion of factory building to Class A M.D., Cont. to Sect. 42-00 ZR; bulk and parking, rear yard, Cont. to Sect. 26 (5) M.D. Law.

**281-78-A**—B.Q.—76-26 47th Avenue, south side, 321.86 feet east of Queens Boulevard, Block 1536, Lot 16, Elmhurst, Borough of Queens, Alt. #215/78. re- rear yard, Cont. to Sect. 26 (5) M.D. Law.

**282-78-BZ**—B.Q.—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens, Alt. #216/78. Community Board #4Q. re- proposed conversion of factory building to Class A M.D., Cont. to Sect. 42-00 ZR.

**283-78-A**—B.Q.—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens, Alt. #216/78. re- rear yard, Cont. to Sect. 26 (5) M.D. Law; window opening on side yard, Cont. to Sect. 26 (6) M.D. Law.

## APPLICATION FOR EXTENSION OF TIME

*To Complete Construction  
(Filed pursuant to Section 11-331)*

**1-78-BZY**—B.S.I.—76 Ridgewood Avenue, Block 5507, Lot 184, N.B. #2218/74.

**2-78-BZY**—B.S.I.—80 Ridgewood Avenue, Block 5507, Lot 182, N.B. #2219/74.

**3-78-BZY**—B.S.I.—427 Getz Avenue, Block 5507, Lot 152, N.B. #2220/74.

**4-78-BZY**—B.S.I.—431 Getz Avenue, Block 5507, Lot 150, N.B. #2221/74.

**5-78-BZY**—B.S.I.—150 Ridgewood Avenue, Block 5513, Lot 128, N.B. #2222/74.

**6-78-BZY**—B.S.I.—102 Ridgewood Avenue, Block 5513, Lot 155, N.B. #2224/74.

**7-78-BZY**—B.S.I.—104 Ridgewood Avenue, Block 5513, Lot 154, N.B. #2225/74.

**8-78-BZY**—B.S.I.—124 Ridgewood Avenue, Block 5513, Lot 142, N.B. #2228/74.

**9-78-BZY**—B.S.I.—126 Ridgewood Avenue, Block 5513, Lot 140, N.B. #2229/74.

**10-78-BZY**—B.S.I.—132 Ridgewood Avenue, Block 5513, Lot 139, N.B. #2230/74.

**11-78-BZY**—B.S.I.—134 Ridgewood Avenue, Block 5513, Lot 138, N.B. #2231/74.

**12-78-BZY**—B.S.I.—136 Ridgewood Avenue, Block 5513, Lot 137, N.B. #2232/74.

**13-78-BZY**—B.S.I.—138 Ridgewood Avenue, Block 5513, Lot 136, N.B. #2233/74.

**14-78-BZY**—B.S.I.—405 Getz Avenue, Block 5513, Lot 92, N.B. #2234/74.

**15-78-BZY**—B.S.I.—407 Getz Avenue, Block 5513, Lot 91, N.B. #2235/74.

**16-78-BZY**—B.S.I.—409 Getz Avenue, Block 5513, Lot 89, N.B. #2236/74.

**17-78-BZY**—B.S.I.—411 Getz Avenue, Block 5513, Lot 88, N.B. #2237/74.

**18-78-BZY**—B.S.I.—415 Getz Avenue, Block 5513, Lot 87, N.B. #2238/74.

**19-78-BZY**—B.S.I.—417 Getz Avenue, Block 5513, Lot 66, N.B. #2239/74.

**20-78-BZY**—B.S.I.—373 Getz Avenue, Block 5513, Lot 107, N.B. #2240/74.

**21-78-BZY**—B.S.I.—375 Getz Avenue, Block 5513, Lot 106, N.B. #2241/74.

**22-78-BZY**—B.S.I.—379 Getz Avenue, Block 5513, Lot 105, N.B. #2242/74.

**23-78-BZY**—B.S.I.—381 Getz Avenue, Block 5513, Lot 103, N.B. #2243/74.

**24-78-BZY**—B.S.I.—383 Getz Avenue, Block 5513, Lot 102, N.B. #2244/74.

**25-78-BZY**—B.S.I.—385 Getz Avenue, Block 5513, Lot 101, N.B. #2245/74.

**26-78-BZY**—B.S.I.—70 Ridgewood Avenue, Block 5507, Lot 188, N.B. #2246/74.

**27-78-BZY**—B.S.I.—74 Ridgewood Avenue, Block 5507, Lot 186, N.B. #2247/74.

**28-78-BZY**—B.S.I.—152 Ridgewood Avenue, Block 5513, Lot 126, N.B. #2248/74.

**29-78-BZY**—B.S.I.—154 Ridgewood Avenue, Block 5513, Lot 125, N.B. #2249/74.

**30-78-BZY**—B.S.I.—156 Ridgewood Avenue, Block 5513, Lot 124, N.B. #2250/74.

**31-78-BZY**—B.S.I.—158 Ridgewood Avenue, Block 5513, Lot 123, N.B. #2251/74.

**32-78-BZY**—B.S.I.—435 Getz Avenue, Block 5507, Lot 148, N.B. #2252/74.

**33-78-BZY**—B.S.I.—437 Getz Avenue, Block 5507, Lot 147, N.B. #2253/74.

**34-78-BZY**—B.S.I.—389 Getz Avenue, Block 5513, Lot 98, N.B. #2254/74.



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# CALENDAR

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**35-78-BZY**—B.S.I.—401 Getz Avenue, Block 5513, Lot 95, N.B. #2255/74.

**36-78-BZY**—B.S.I.—385 Lamoka Avenue, Block 5513, Lot 84, N.B. #2256/74.

**37-78-BZY**—B.S.I.—375 Lamoka Avenue, Block 5513, Lot 160, N.B. #2257/74.

DESIGNATIONS: D.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

**MAY 16, 1978, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 16, 1978, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013* on the following matters:

**389-51-BZ**

APPLICANT—H. M. Cole for Tracco-Bogota, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires October 7, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the extension of garage use on West 56th Street (Lot 40) presently used as a storage garage, to be extended into building located on Lot 39, presently used as a non-storage (three pleasure cars; balance dead storage).

PREMISES AFFECTED—108-112 West 56th Street, south side, 150 feet west of Avenue of the Americas, Block 1008, Lots 39 and 40, Borough of Manhattan. Community Board #5M.

**468-54-BZ**

APPLICANT—Charles M. Spindler Associates for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office and the parking of cars awaiting to be serviced, and permitting the use of existing accessory building located on existing gasoline service station located on northeast corner of Utopia Parkway and Horace Harding Boulevard.

PREMISES AFFECTED—175-33 to 175-41 Horace Harding Boulevard, 59-02 to 59-08 Utopia Parkway, northwest corner and 175-50 to 175-60 59th Avenue, Block 6890, Lot 24, Fresh Meadows, Borough of Queens. Community Board #8Q.

**449-73-BZ**

APPLICANT—Leonard F. Rothkrug for Daughters of Jacob Geriatric Center, Incorporated, owner.

SUBJECT—Application for extension of time to complete which expired May 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-1 district, the conversion of an existing six story nursing home to a residence for the elderly that encroaches on the required inner court and on the minimum distance between buildings.

PREMISES AFFECTED—321-335 East 167th Street and 1151-1201 Teller Avenue, northeast corner, Block 2435, Lot 45, Borough of The Bronx.

**377-73-BZ**

APPLICANT—McGee and Morsellino for Samuel Hofstein, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story and basement office building with accessory parking in the open area.

PREMISES AFFECTED—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens.

**1271-65-BZ**

APPLICANT—Persich and Giacomelli for St. Helen's R. C. Church, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 73-452 of the Zoning Resolution, permitting in an R2 district, the construction of an off-site accessory parking lot for an existing church.

PREMISES AFFECTED—157-06 84th Street, southwest corner of 157th Avenue, Block 13963, Lot 60, Howard Beach, Borough of Queens. Community Board #10Q.

**593-72-BZ**

APPLICANT—Diffendale and Kubec for Richmond Memorial Hospital and Health Center, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 19, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the installation of an accessory sewage treatment plant for an existing hospital.

PREMISES AFFECTED—360 Seguire Avenue, northwest corner of Kingsland Street, Block 6699, Lot 82, Princes Bay, Borough of Staten Island.

**687-76-A**

APPLICANT—Jerome L. Grushkin for Max Berman, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired December 14, 1977—appeal from a decision of the Borough Superintendent re- storm water disposal—Local Law #7; previously granted on condition.

PREMISES AFFECTED—302 Kell Avenue, west side, 116.5 feet south of Westwood Avenue, Block 780, Lot 34, Willowbrook, Borough of Staten Island.

**688-76-A**

APPLICANT—Jerome L. Grushkin for Max Berman, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired December 14, 1977—appeal from a decision of the Borough Superintendent re- storm water disposal—Local Law #7; previously granted on condition.

PREMISES AFFECTED—300 Kell Avenue, west side, 92 feet south of Westwood Avenue, Block 780, Lot 35, Willowbrook, Borough of Staten Island.



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# CALENDAR

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## 252-77-BZ

APPLICANT—Rampulla Associates for Lance P. Armstrong, owner.

SUBJECT—Application May 13, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-1 district, the conversion of an existing two story building from a dwelling into business offices.

PREMISES AFFECTED—445 Clawson Street, northwest corner of Beach Avenue, Block 4225, Lot 43, New Dorp, Borough of Staten Island. Community Board #2S.I.

## 923-77-BZ

APPLICANT—Larry Meltzer for Matthew J. Percia, owner.

SUBJECT—Application December 2, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story building for use as a manufacturing establishment.

PREMISES AFFECTED—1905 McDonald Avenue, east side, 104.5½ feet south of Quentin Road, Block 6658, Lot 86, Borough of Brooklyn. Community Board #15BK.

## 10-78-BZ

APPLICANT—Nahum A. Bernstein for Regent Baby Products, owner.

SUBJECT—Application January 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to an existing factory with accessory parking in the open area.

PREMISES AFFECTED—43-21 52nd Street, east side, 210 feet north of Queens Boulevard, Block 1321, Lots 12, 15 and 16, Woodside, Borough of Queens. Community Board #2Q.

## 69-78-BZ

APPLICANT—Leonard F. Rothkrug for Rauch-Miller Corporation, owner, Summer Holding Corporation, Contract Vendee.

SUBJECT—Application February 13, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of a ten story hospital into a multiple dwelling that creates non-compliance in lot area per room, inner court dimensions and encroachment within the rear yard and on the minimum distance between windows and lot lines.

PREMISES AFFECTED—112-114 East 83rd Street, south side, 150 feet east of Park Avenue, Block 1511, Lot 65, Borough of Manhattan. Community Board #8M.

## 70-78-A

APPLICANT—Leonard F. Rothkrug for Rauch-Miller Corporation, owner, Summer Holding Corporation, Contract Vendee.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—112-114 East 83rd Street, south side, 150 feet east of Park Avenue, Block 1511, Lot 65, Borough of Manhattan.

## 929-77-BZ

APPLICANT—Dominick Salvati and Son for Phil Philips, owner.

SUBJECT—Application December 6, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the maintenance of a one story enlargement to a one family dwelling that increases the degree of non-compliance in floor area ratio and encroachment into the side yard.

PREMISES AFFECTED—1166 82nd Street, south side, 146.8 feet west of 12th Avenue, Block 6301, Lot 34, Borough of Brooklyn. Community Board #10BK.

Laid over from April 18, 1978, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

MAY 16, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, May 16, 1978*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

## 847-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—16 Fillmore Avenue, west side, 92.68 feet, north of Willowbrook Road, Block 776, Lot 22, Willowbrook, Borough of Staten Island.

## 848-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Fillmore Avenue, west side, 115.18 feet north of Willowbrook Road, Block 776, Lot 20, Willowbrook, Borough of Staten Island.

## 849-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—10 Fillmore Avenue, west side, 137.68 feet north of Willowbrook Road, Block 776, Lot 19, Willowbrook, Borough of Staten Island.

## 850-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—8 Fillmore Avenue, west side, 160.18 feet north of Willowbrook Road, Block 776, Lot 18, Willowbrook, Borough of Staten Island.

## 851-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.



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# CALENDAR

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SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—6 Fillmore Avenue, west side, 182.68 feet north of Willowbrook Road, Block 776, Lot 16, Willowbrook, Borough of Staten Island.

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## 852-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4 Fillmore Avenue, west side, 205.18 feet north of Willowbrook Road, Block 776, Lot 15, Willowbrook, Borough of Staten Island.

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## 853-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—3 Fillmore Avenue, north side, 254.85 feet north of Willowbrook Road, Block 776, Lot 13, Willowbrook, Borough of Staten Island.

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## 854-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—5 Fillmore Avenue, north side, 220.34 feet north of Willowbrook Road, Block 776, Lot 11, Willowbrook, Borough of Staten Island.

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## 855-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—9 Fillmore Avenue, east side, 146.00 feet north of Willowbrook Road, Block 776, Lot 8, Willowbrook, Borough of Staten Island.

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## 856-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—11 Fillmore Avenue, east side, 120.00 feet north of Willowbrook Road, Block 776, Lot 6, Willowbrook, Borough of Staten Island.

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## 857-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—305 Kell Avenue, east side, 111.88 feet South of Westwood Avenue, Block 776, Lot 73, Willowbrook, Borough of Staten Island.

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## 858-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—307 Kell Avenue, east side, 135.88 feet south of Westwood Avenue, Block 776, Lot 71, Willowbrook, Borough of Staten Island.

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## 15-78-A

APPLICANT—Alphonse J. Calvanico for Charles Dazzo, owner.

SUBJECT—Application January 10, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1307 Arthur Kill Road, north side, 645.09 feet west of Woodrow Road, Block 5860, Lot 1, Annadale, Borough of Staten Island.

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## 19-78-A

APPLICANT—Hawkins, Delafield and Wood for S. C. Johnson & Son, Incorporated, owner.

SUBJECT—Application January 13, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Non-Aerosol Shout Laundry Soil & Stain Remover", in 22 ounce polyvinylchloride plastic vertically tapered; bread with polyvinylchloride plastic top, container not in compliance with the regulations of the Administrative Code of the City of New York.

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## 24-78-A

APPLICANT—Albert Melniker for Craig Jones, owner.

SUBJECT—Application January 17, 1978—appeal from a decision of the Borough Superintendent re- proposed conversion of frame building from residential to commercial use.

PREMISES AFFECTED—706 Forest Avenue, south side, 92.12 feet east of North Burgher Avenue, Block 300, Lot 95, West Brighton, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

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MAY 23, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 23, 1978, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## 303-26-BZ—Vol. IV

APPLICANT—Charles M. Spindler Associates for Hayson Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 19, 1978 and for amendment—decision of the Borough Superin-



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tendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence and business use district, the lower or ground floor for the storage of paper cartons and the upper floor for the manufacture, storage and distribution of infants' quilts, blankets, pillows and office.

**PREMISES AFFECTED**—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn. Community Board #7BK.

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## 251-74-BZ

**APPLICANT**—Jamaica Water Supply Company, owner.

**SUBJECT**—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired January 11, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-14 of the Zoning Resolution, permitting in an R2 district, the installation of a water pumping station.

**PREMISES AFFECTED**—231-19 128th Drive, northeast corner of Francis Lewis Boulevard, Block 12869, Lot 54, Springfield Gardens, Borough of Queens.

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## 266-75-BZ

**APPLICANT**—Lichtner Associates for Anthony Pinto, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired March 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story building for use as retail stores.

**PREMISES AFFECTED**—1898 Hyland Boulevard, northeast corner of Seaver Avenue, Block 3657, Lot 1, Dongan Hills, Borough of Staten Island.

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## 267-75-BZ

**APPLICANT**—Lichtner Associates for Linda Ferrero, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired March 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story building for use as retail stores.

**PREMISES AFFECTED**—1894 Hyland Boulevard, east side, 40.6 feet north of Seaver Avenue, Block 3657, Lot 3, Dongan Hills, Borough of Staten Island.

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## 77-73-BZ

**APPLICANT**—Leonard F. Rothkrug for 8301 Flatlands Avenue Corporation, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the erection of a one story building for use as retail stores with accessory parking in the open area.

**PREMISES AFFECTED**—8301-8309 Flatlands Avenue, 763-775 East 83rd Street, northeast corner, Block 8004, Lots 7 and 9, Borough of Brooklyn. Community Board #18BK.

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## 864-77-BZ

**APPLICANT**—Robert E. Lawless for Henry Bialer, owner.

**SUBJECT**—Application November 16, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in a C1-2 and R6 district, on a plot previously before the Board, the change in use of an existing one story building from stores into an automobile showroom with accessory open and enclosed sales.

**PREMISES AFFECTED**—141-40 Northern Boulevard, south side, 101.72 feet west of Parsons Boulevard, Block 5012, Lots 37, 41 and 43, Flushing, Borough of Queens. Community Board #7Q.

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## 876-77-BZ

**APPLICANT**—Atkin and Gibson for Agustino Onoriti, owner.

**SUBJECT**—Application November 22, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of a one story enlargement to an existing bakery that increases the degree of non-conformity as to the floor area limitation.

**PREMISES AFFECTED**—2135 Williamsbridge Road, west side, 212.5 feet south of Pelham Parkway South, Block 4332, Lot 14, Borough of The Bronx. Community Board #11BX.

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## 935-77-BZ

**APPLICANT**—Anthony S. DiProperzio for E. Koepfel, owner, Lee's Pontiac, Incorporated, lessee.

**SUBJECT**—Application December 7, 1977—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C2-2 and R5 district, on a plot previously before the Board, the completion of a roof ramp and the addition to the uses of an existing automobile sales and service establishment to include roof parking.

**PREMISES AFFECTED**—162-19 Hillside Avenue, northeast corner of 162nd Street, Block 9771, Lots 1, 31 and 35, Jamaica, Borough of Queens. Community Board #8Q.

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## 970-77-BZ

**APPLICANT**—Frank A. Vaccaro for Holly Hill Recreation Center, owner.

**SUBJECT**—Application December 16, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-1 and R3-2 district, the enlargement in area of an existing swimming pool, sports, garden and trailer establishment and the addition to the uses to include trailer repairs and the reduction in the accessory parking area.

**PREMISES AFFECTED**—1430 Richmond Avenue, northwest corner of Lander Avenue, Block 1594, Lot 10, Bulls Head, Borough of Staten Island. Community Board #2S.I.

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## 971-77-BZ

**APPLICANT**—Frank A. Vaccaro for Holly Hill Recreation Center, owner.

**SUBJECT**—Application December 16, 1977—appeal from a decision of the Borough Superintendent re-proposed use of drywell for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—1430 Richmond Avenue, northwest corner of Lander Avenue, Block 1594, Lot 10, Bulls Head, Borough of Staten Island.

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## 12-78-BZ

**APPLICANT**—Leonard F. Rothkrug for Robert G. Wiggberg, owner, Wiggby Precision Machine Corporation, lessee.

**SUBJECT**—Application January 10, 1978—decision of the Borough Superintendent, under Sections 73-50 and 72-21 of the Zoning Resolution, to permit in a C8-1 district, the



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erection of a one story enlargement to an existing two story mixed building that increases the degree of non-compliance in floor area ratio and encroaches on the required yard along a district boundary.

PREMISES AFFECTED—2971 Coney Island Avenue, east side, 111.9 $\frac{3}{8}$  feet north of Banner Avenue, Block 7483, Lot 6, Borough of Brooklyn. Community Board #15BK.

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## 50-78-BZ

APPLICANT—Weinberg and Kirshenbaum for Arthur J. Konapka, owner.

SUBJECT—Application February 2, 1978—decision of the Borough Superintendent, under Sections 72-21 and 73-27 of the Zoning Resolution, to permit in a C1-3 district, in an existing three story building, the enlargement in area of the first floor funeral establishment.

PREMISES AFFECTED—207 Nassau Avenue, northeast corner of Russell Street, Block 2655, Lots 40 and 41, Borough of Brooklyn. Community Board #1BK.

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## 51-78-A

APPLICANT—Weinberg and Kirshenbaum for Arthur J. Konapka, owner.

SUBJECT—Application February 2, 1978—appeal from a decision of the Borough Superintendent re- proposed increase in floor area for commercial use in frame building.

PREMISES AFFECTED—207 Nassau Avenue, northeast corner of Russell Street, Block 2655, Lots 40 and 41, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

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MAY 23, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 23, 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

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## 237-78-SA

APPLICANT—Geberit Manufacturing, Incorporated—water closets.

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## 216-78-SA

APPLICANT—Ford Regulator Valve Corporation—pressure reducing valve for standpipe and sprinkler lines.

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## 887-77-A

APPLICANT—Alphonse J. Calvanico for W and Z Development Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Montreal Avenue, west side, 146.70 feet south of Clarke Avenue, Block 4470, Lot 58, Oakwood, Borough of Staten Island.

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## 888-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—96 Clarke Avenue, southwest corner of Montreal Avenue, Block 4470, Lot 52, Oakwood, Borough of Staten Island.

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## 889-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—100 Clarke Avenue, south side, 20.21 feet west of Montreal Avenue, Block 4470, Lot 50, Oakwood, Borough of Staten Island.

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## 890-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—104 Clarke Avenue, south side, 61.95 feet west of Montreal Avenue, Block 4470, Lot 48, Oakwood, Borough of Staten Island.

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## 891-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—108 Clarke Avenue, south side, 103.88 feet west of Montreal Avenue, Block 4470, Lot 46, Oakwood, Borough of Staten Island.

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## 892-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—112 Clarke Avenue, south side, 144.49 feet west of Montreal Avenue, Block 4470, Lot 44, Oakland, Borough of Staten Island.

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## 893-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—118 Clarke Avenue, south side, 185.11 feet west of Montreal Avenue, Block 4470, Lot 42, Oakwood, Borough of Staten Island.

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## 894-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).



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PREMISES AFFECTED—122 Clarke Avenue, south side, 225.74 feet west of Montreal Avenue, Block 4470, Lot 40, Oakwood, Borough of Staten Island.

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## 931-77-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, owner.

SUBJECT—Application December 6, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—467 Stafford Avenue, north side, 220.00 feet east of Nippon Avenue, Block 6318, Lot 56, Huguenot, Borough of Staten Island.

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## 953-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—151 McBaine Avenue, northeast corner of Maguire Avenue, Block 7028, Lot 36, Woodrow, Borough of Staten Island.

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## 954-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—141 McBaine Avenue, north side, 114.94 feet, east of Maguire Avenue, Block 7028, Lot 31, Woodrow, Borough of Staten Island.

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## 955-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—131 McBaine Avenue, north side, 214.94 feet, east of Maguire Avenue, Block 7028, Lot 26, Woodrow, Borough of Staten Island.

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## 956-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—121 McBaine Avenue, north side, 314.94 feet east of Maguire Avenue, Block 7028, Lot 21, Woodrow, Borough of Staten Island.

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## 957-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—111 McBaine Avenue, north side, 414.94 feet, east of Maguire Avenue, Block 7028, Lot 16, Woodrow, Borough of Staten Island.

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## 958-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—101 McBaine Avenue, north side, 207.84 feet, east of Rossville Avenue, Block 7028, Lot 11, Woodrow, Borough of Staten Island.

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## 959-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—91 McBaine Avenue, north side, 107.84 feet, west of Rossville Avenue, Block 7028, Lot 6, Woodrow, Borough of Staten Island.

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## 960-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—81 McBaine Avenue, northwest corner of Rossville Avenue, Block 7028, Lot 1, Woodrow, Borough of Staten Island.

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## 16-78-A

APPLICANT—Peter J. Napolitano for Bayside Congregation Jehovah's Witnesses, Incorporated, owners.

SUBJECT—Application January 10, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—211-05 45th Road, northeast corner of 211th Street, Block 7313, Lot 1, Bayside, Borough of Queens.

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## 27-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—860 Lamont Avenue, southwest corner of Vernon Avenue, Block 6880, Lot 33, Huguenot, Borough of Staten Island.

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## 28-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—870 Lamont Avenue, south side, 119.83 feet west of Vernon Avenue, Block 6880, Lot 28, Huguenot, Borough of Staten Island.



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## 29-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—882 Lamont Avenue, west side, 219.83 feet west of Vernon Avenue, Block 6880, Lot 23, Huguenot, Borough of Staten Island.

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## 30-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—892 Lamont Avenue, south side, 200 feet east of Foster Road, Block 6880, Lot 18, Huguenot, Borough of Staten Island.

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## 31-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—900 Lamont Avenue, south side, 100 feet east of Foster Road, Block 6880, Lot 12, Huguenot, Borough of Staten Island.

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## 32-78-A

APPLICANT—Leonard F. Rothkrug for Aetna Equities, Incorporated, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—956 Ionia Avenue, south side, 100 feet west of Foster Road, Block 6918, Lot 44, Huguenot, Borough of Staten Island.

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## 33-78-A

APPLICANT—Leonard F. Rothkrug for Aetna Equities, Incorporated, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—966 Ionia Avenue, south side, 200 feet west of Foster Road, Block 6918, Lot 38, Huguenot, Borough of Staten Island.

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## 34-78-A

APPLICANT—Leonard F. Rothkrug for Aetna Equities, Incorporated, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—980 Ionia Avenue, south side, 320 feet west of Foster Road, Block 6918, Lot 31, Huguenot, Borough of Staten Island.

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## 35-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—278 Ashland Avenue, southwest corner of Queensdale Avenue, Block 6864, Lot 23, Huguenot, Borough of Staten Island.

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## 36-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—275 Albourne Avenue, northwest corner of Queensdale Avenue, Block 6864, Lot 30, Huguenot, Borough of Staten Island.

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## 37-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—285 Albourne Avenue, north side, 154 feet of Queensdale Avenue, Block 6864, Lot 36, Huguenot, Borough of Staten Island.

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## 116-78-A

APPLICANT—Harry Soled for Rabbi Sholom Flan, owner.

SUBJECT—Application February 23, 1978—appeal from a decision of the Borough Superintendent re- proposed synagogue in the cellar of a two story frame dwelling.

PREMISES AFFECTED—957/959 Ocean Parkway, east side, 260 feet north of Avenue J, Block 6519, Lot 61, Borough of Brooklyn.

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## 250-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—81 Forrestal Avenue, East side, 400.31 feet North of Van Allen Avenue, Block 5673, Lot 72, Eltingville, Borough of Staten Island.

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## 251-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—85 Forrestal Avenue, East side, 360.23 feet North of Van Allen Avenue, Block 5673, Lot 70, Eltingville, Borough of Staten Island.

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## 252-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).



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PREMISES AFFECTED—89 Forrestal Avenue, East side, 320.15 feet North of Van Allen Avenue, Block 5673, Lot 68, Eltingville, Borough of Staten Island.

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## 253-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—93 Forrestal Avenue, East side, 280.07 feet North of Van Allen Avenue, Block 5673, Lot 66, Eltingville, Borough of Staten Island.

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## 254-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—97 Forrestal Avenue, East side, 240.00 feet north of Van Allen Avenue, Block 5673, Lot 64, Eltingville, Borough of Staten Island.

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## 255-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—101 Forrestal Avenue, east side, 200 feet north of Van Allen Avenue, Block 5673, Lot 62, Eltingville, Borough of Staten Island.

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## 256-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—105 Forrestal Avenue, east side, 160 feet north of Van Allen Avenue, Block 5673, Lot 60, Eltingville, Borough of Staten Island.

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## 257-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—109 Forrestal Avenue, east side, 120 feet north of Van Allen Avenue, Block 5673, Lot 58, Eltingville, Borough of Staten Island.

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## 258-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Forrestal Avenue, east side, 80 feet north of Van Allen Avenue, Block 5673, Lot 56, Eltingville, Borough of Staten Island.

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## 259-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—123 Forrestal Avenue, east side, 40 feet north of Van Allen Avenue, Block 5673, Lot 54, Eltingville, Borough of Staten Island.

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## 260-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—123 Forrestal Avenue, northeast corner of Van Allen Avenue, Block 5673, Lot 50, Eltingville, Borough of Staten Island.

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## 261-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—26 McArthur Avenue, west side, 519.39 feet north of Van Allen Avenue, Block 5673, Lot 20, Eltingville, Borough of Staten Island.

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## 262-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 McArthur Avenue, west side, 479.31 feet north of Van Allen Avenue, Block 5673, Lot 22, Eltingville, Borough of Staten Island.

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## 263-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—34 McArthur Avenue, west side, 439.23 feet north of Van Allen Avenue, Block 5673, Lot 24, Eltingville, Borough of Staten Island.

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## 264-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 McArthur Avenue, west side, 399.15 feet North of Van Allen Avenue, Block 5673, Lot 26, Eltingville, Borough of Staten Island.

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## 265-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.



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SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—42 McArthur Avenue, west side, 359.07 feet North of Van Allen Avenue, Block 5673, Lot 28, Eltingville, Borough of Staten Island.

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## 266-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—46 McArthur Avenue, west side, 318.99 feet North of Van Allen Avenue, Block 5673, Lot 30, Eltingville, Borough of Staten Island.

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## 267-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—50 McArthur Avenue, west side, 278.93 feet North of Van Allen Avenue, Block 5673, Lot 32, Eltingville, Borough of Staten Island.

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## 268-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—56 McArthur Avenue, west side, 207.53 feet North of Van Allen Avenue, Block 5673, Lot 36, Eltingville, Borough of Staten Island.

## 269-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—62 McArthur Avenue, west side, 164.00 feet north of Van Allen Avenue, Block 5673, Lot 38, Eltingville, Borough of Staten Island.

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## 270-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—66 McArthur Avenue, west side, 124.00 feet north of Van Allen Avenue, Block 5673, Lot 40, Eltingville, Borough of Staten Island.

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## 271-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 McArthur Avenue, west side, 84.00 feet north of Van Allen Avenue, Block 5673, Lot 42, Eltingville, Borough of Staten Island.

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## 272-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 McArthur Avenue, west side, 44.00 feet north of Van Allen Avenue, Block 5673, Lot 44, Eltingville, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, APRIL 18, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 21, 1978, were approved as printed in the Bulletin of March 30, 1978, Volume 63, Number 13.

### 1966-61-BZ

APPLICANT—Atkin and Gibson for Sidney Pines, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 24, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a residence use district, the extension of an existing multiple dwelling, accessory parking lot for more than five motor vehicles.

PREMISES AFFECTED—3058-3060 Bailey Avenue, east side, 170 feet north of Albany Crescent, Block 3261, Lot 12 (formerly Lots 12 and 74), Borough of The Bronx. Community Board #8BX.

#### APPEARANCES—

For Applicant: K. H. Koons.

ACTION OF BOARD—Application reopened, term of variance extended and resolution amended.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 26, 1963, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, a public hearing was held on this application on April 18, 1978, after due notice by publication in the Bulletin. Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 26, 1963 as amended through July 24, 1973 by adding thereto:

"That the parking lot for 35 passenger motor vehicles accessory to the multiple dwellings on Lots 15 and 17 shall be changed to a public parking lot; and that this variance shall continue for a term of six (6) months from the date of this amended resolution to complete the work as shown on revised drawings of proposed conditions marked 'Received April 12, 1978'—one sheet; and that a full width sidewalk shall be installed along Bailey Avenue frontage; upon completion of the work required, the applicant is to submit to the Board new photographs showing that the work has been completed further; based upon the approval of this submission the Board will extend the term of variance for an additional five (5) years; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all work shall be completed within six (6) months from the date of this amended resolution." (Alt. 1127-61)

### 1090-67-BZ

APPLICANT—Kenneth H. Koons for J. J. A. Holding Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 9, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-1 district, the change in occupancy of an existing two story public garage previously

before the Board to a factory and warehouse with loading berths that are less than the permitted size.

PREMISES AFFECTED—4231 Vireo Avenue, west side, 110.1 feet south of East 234th Street, Block 3382, Lot 54, Borough of The Bronx. Community Board #12BX.

#### APPEARANCES—

For Applicant: Kenneth H. Koons.

ACTION OF BOARD—Application reopened and term of variance extended.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 9, 1968, on certain conditions; and

WHEREAS, a public hearing was held on this application on April 18, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 9, 1968 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 676-67)

### 64-70-BZ

APPLICANT—Leonard F. Rothkrug for 1850 Jerome Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires May 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-4 district, the construction and maintenance of an unenclosed automotive sales establishment.

PREMISES AFFECTED—1850-1860 Jerome Avenue, east side, 25.7 feet north of 176th Street, Block 2851, Lots 2, 3, 4, 5, 6 and 8, Borough of The Bronx. Community Board #5BX.

#### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 19, 1970, on certain conditions; and

WHEREAS, a public hearing was held on this application on April 18, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 19, 1970 as amended through April 10, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . . ; on condition that bumpers to be provided as required; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 478-69)



# MINUTES

## 106-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirements.

PREMISES AFFECTED—87-02 78th Street, west side, 270.62 feet south of Jamaica Avenue, Block 8908, Lot 21, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 848-73)

## 107-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirements.

PREMISES AFFECTED—87-04 78th Street, west side, 290.08 feet south of Jamaica Avenue, Block 8908, Lot 22, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does

hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 849-73)

## 108-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirements.

PREMISES AFFECTED—87-06 78th Street, west side, 309.52 feet south of Jamaica Avenue, Block 8908, Lot 23, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 850-73)

## 109-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirements.

PREMISES AFFECTED—87-08 78th Street, west side, 328.96 feet south of Jamaica Avenue, Block 8908, Lot 24, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—



# MINUTES

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 851-73)

## 110-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirements.

PREMISES AFFECTED—87-10 78th Street, west side, 348.40 feet south of Jamaica Avenue, Block 8908, Lot 25, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 852-73)

## 111-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirement.

PREMISES AFFECTED—87-12 78th Street, west side, 348.34 feet north of 88th Avenue, Block 8908, Lot 26, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 853-73)

## 112-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirement.

PREMISES AFFECTED—87-14 78th Street, west side, 328.90 feet north of 88th Avenue, Block 8908, Lot 27, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 854-73)

## 113-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirements.



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PREMISES AFFECTED—87-16 78th Street, west side, 309.46 feet north of 88th Avenue, Block 8908, Lot 28, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 855-73)

## 114-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirements.

PREMISES AFFECTED—87-18 78th Street, west side, 290 feet north of 88th Avenue, Block 8908, Lot 29, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 856-73)

## 115-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirements.

PREMISES AFFECTED—87-19 77th Street, east side, 290 feet north of 88th Avenue, Block 8908, Lot 56, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 847-73)

## 116-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirements.

PREMISES AFFECTED—87-17 77th Street, east side, 309.46 feet north of 88th Avenue, Block 8908, Lot 57, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 846-73)



# MINUTES

## 117-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirements.

PREMISES AFFECTED—87-15 77th Street, east side, 328.90 feet north of 88th Avenue, Block 8908, Lot 58, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 845-73)

## 118-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirements.

PREMISES AFFECTED—87-13 77th Street, east side, 348.34 feet north of 88th Avenue, Block 8908, Lot 59, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to

the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 844-73)

## 119-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirement.

PREMISES AFFECTED—87-11 77th Street, east side, 337.34 feet south of Jamaica Avenue, Block 8908, Lot 60, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 843-73)

## 120-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirements.

PREMISES AFFECTED—87-09 77th Street, east side, 317.90 feet south of Jamaica Avenue, Block 8908, Lot 61, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and



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WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 842-73)

## 121-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirement.

PREMISES AFFECTED—87-07 77th Street, east side, 298.26 feet south of Jamaica Avenue, Block 8908, Lot 62, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 841-73)

## 122-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirement.

PREMISES AFFECTED—87-05 77th Street, east side, 278.82 feet south of Jamaica Avenue, Block 8908, Lot 63, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 840-73)

## 123-74-BZ

APPLICANT—McGee and Morsellino for Pluto Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of a three story, three family dwelling that will create non-compliance in the bulk and parking requirement.

PREMISES AFFECTED—87-03 77th Street, east side, 259.36 feet south of Jamaica Avenue, Block 8908, Lot 64, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 8, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1974 as amended through February 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 839-73)

## 721-76-BZ

APPLICANT—Leonard F. Rothkrug for Alfredo and Vito Monaco, owners.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired March 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-3 district, the enlargement in area of an existing automobile body repair shop.

PREMISES AFFECTED—5514-5516 3rd Avenue, west side, 60 feet north of 56th Street, Block 829, Lot 39, Borough of Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Rules of procedure waived, application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 29, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on March 29, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(Alt. 675-76)

## 872-77-BZ

**APPLICANT**—Albert Melniker for Spiegel Oil Corporation, Staten Island, owner; Anthony Aspromonte, lessee.

**SUBJECT**—Application for consideration—to withdraw the application of November 22, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-1 district, the erection of a one story building for use as an amusement arcade.

**PREMISES AFFECTED**—960 Jewett Avenue, northwest corner of Victory Boulevard, Block 462, Lot 1, Meiers Corners, Borough of Staten Island. Community Board **IS.I.**

## APPEARANCES—

For Applicant: Dorothy Melniker.

**ACTION OF THE BOARD**—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## 374-76-A

**APPLICANT**—Consolidated Edison Company of New York, Incorporated, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired October 26, 1977 and for amendment—appeal from a decision of the Fire Commissioner re- storage of bulk oil, in company unmanned barges at Pier 98.

**PREMISES AFFECTED**—600 West 59th Street and 850 12th Avenue, west side, Pier 98, Dock properties, Blocks 1106 and 1109, Lots 1 and 1, Borough of Manhattan.

## APPEARANCES—

For Applicant: T. Malinowski.

For Administration: Lt. R. J. Ellis, Fire Dept.

**ACTION OF BOARD**—Laid over to May 9, 1978, at 10 A.M., Special Order Calendar for decision; hearing closed.

## 558-77-BZ

**APPLICANT**—Samuel H. Lindenbaum of Roseman Colin for Parlieb, Incorporated, Contract Vendee.

**SUBJECT**—Application August 19, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 CRT and C6-6 CRT district, the erection of a 46 story and penthouse mixed build-

ing that encroaches on the required tower setback and alternate front setback.

**PREMISES AFFECTED**—109-123 West 56th Street, north side 150 feet west of Avenue of the Americas and 118 West 57th Street, Block 1009, Lots 19 and 43, Borough of Manhattan. Community Board **#5M.**

## APPEARANCES—

For Applicant: Howard A. Zipper.

For Opposition: None.

**ACTION OF BOARD**—Laid over to May 30, 1978, at 10 A.M., for hearing.

## 612-77-BZ

**APPLICANT**—Diffendale and Kubee for Mrs. Rose Pitcherelli, owner.

**SUBJECT**—Application September 14, 1977—decision of the Borough Superintendent, under Section 72-11 and 72-21 of the Zoning Resolution, to permit in a C8-1 district, in an existing three story mixed building. The conversion of the second and third floors from two apartments into four apartments that increase the degree of non-conformity.

**PREMISES AFFECTED**—2131 Hylan Boulevard, northwest corner of Bedford Avenue, Block 3589, Lot 63, Grant City, Borough of Staten Island. Community Board **#2S.I.**

## APPEARANCES—

For Applicant: Wallace Kubec.

For Opposition: None.

**ACTION OF BOARD**—Laid over to May 9, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

## 613-77-BZ

**APPLICANT**—Joseph B. Raia for Ida Lo Bue, owner.

**SUBJECT**—Application September 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width, the erection of a one family dwelling that encroaches on the required front yard.

**PREMISES AFFECTED**—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island. Community Board **#2S.I.**

## APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: None.

**ACTION OF BOARD**—Laid over to May 2, 1978, at 10 A.M., for decision; hearing closed.

## 614-77-A

**APPLICANT**—Joseph B. Raia for Ida Lo Bue, owner.

**SUBJECT**—Application September 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island.

## APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: None.

**ACTION OF BOARD**—Laid over to May 2, 1978, at 10 A.M., for decision; hearing closed.

## 615-77-BZ

**APPLICANT**—Joseph B. Raia for Ludwig Comeforo, owner.

**SUBJECT**—Application September 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning



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# MINUTES

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Resolution, to permit in an R3-2 district, the conversion of an existing coal storage and garage establishment into an automobile repair shop with accessory parking in the open area.

**PREMISES AFFECTED**—107 Buel Avenue, northeast corner of North Railroad Avenue, Block 3530, Lot 81, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

**APPEARANCES**—

For Applicant: Joseph B. Raia, Ludwig Comeforo, Joseph Cavallero, H. William Chase and Aleck Slade.

For Opposition: Edward Prince and Frank Cucarese.

**ACTION OF BOARD**—Laid over to May 9, 1978, at 10 A.M., for continued hearing; additional information.

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## 895-77-BZ

**APPLICANT**—Harry Soled for Paolo and Maria Bennici, owners.

**SUBJECT**—Application November 23, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 and R6 district, the enlargement in area of an existing non-transient parking lot previously before the Board.

**PREMISES AFFECTED**—219-229 Union Street, north side, 114.6 feet east of Henry Street, Block 338, Lots 44, 46, 47 and 49, Borough of Brooklyn. Community Board #6BK.

**APPEARANCES**—

For Applicant: Harry Soled and Paul Bennici.

For Opposition: None.

**ACTION OF BOARD**—Laid over to April 25, 1978, at 10 A.M., for hearing.

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## 929-77-BZ

**APPLICANT**—Dominick Salvati and Son for Phil Philips, owner.

**SUBJECT**—Application December 6, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the maintenance of a one story enlargement to one family dwelling that increases the degree of non-compliance in floor area ratio and encroachment into the side yard.

**PREMISES AFFECTED**—1166 82nd Street, south side, 146.8 feet west of 12th Avenue, Block 6301, Lot 34, Borough of Brooklyn. Community Board #10B.

**APPEARANCES**—

For Applicant: Anthony M. Salvati.

For Opposition: None.

**ACTION OF BOARD**—Laid over to May 16, 1978, at 10 A.M., for continued hearing; additional information.

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## 930-77-BZ

**APPLICANT**—Kenneth H. Koons for Bernie Landau, owner.

**SUBJECT**—Application December 6, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-1 district, in an existing one story and basement building, the conversion of the basement from accessory storage into an automobile repair shop that creates non-compliance in floor area ratio.

**PREMISES AFFECTED**—3272-74 Boston Road, southeast corner of Hering Avenue, Block 4615, Lot 31, Borough of The Bronx. Community Board #10BX.

**APPEARANCES**—

For Applicant: Kenneth H. Koons and Bernie Landau.

For Opposition: Inascincia Valdez, Lolita Oliver and Alitha Dawkins.

**ACTION OF BOARD**—Laid over to May 2, 1978, at 10 A.M., for continued hearing, additional information.

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## 990-77-BZ

**APPLICANT**—Solomon Sheer for 260 West Broadway Associates, owners.

**SUBJECT**—Application December 27, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eleven story building, the conversion of the third through eleventh floors from commercial uses into loft dwelling and joint living-working quarters.

**PREMISES AFFECTED**—260 West Broadway, northwest corner of Beach Street, Block 212, Lot 56, Borough of Manhattan. Community Board #1M.

**APPEARANCES**—

For Applicant: Solomon Sheer.

For Opposition: None.

For Administration: Steven Stein, Suzanne O'Keefe, C.P.C.

**ACTION OF BOARD**—Laid over to May 2, 1978, at 10 A.M., for hearing.

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## 61-78-A

**APPLICANT**—Diffendale and Kubec for Mrs. Rose Pitcherelli, owner.

**SUBJECT**—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

**PREMISES AFFECTED**—2131 Hylan Boulevard, northwest corner of Bedford Avenue, Block 3589, Lot 63, Grant City, Borough of Staten Island.

**APPEARANCES**—

For Applicant: Wallace Kubec.

**ACTION OF BOARD**—Laid over to May 9, 1978, at 10 A.M., for continued hearing; additional information to be submitted.

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## 64-78-BZ

**APPLICANT**—Abram Shlefstein for Henry Koch, owner, John Hancock Mutual Life Insurance Company, lessee.

**SUBJECT**—Application February 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the erection of a one story enlargement to an existing insurance office structure previously before the Board.

**PREMISES AFFECTED**—1500 Victory Boulevard a/k/a 451 Little Clove Road, southeast corner, Block 681, Lot 27, Sunnyside, Borough of Staten Island. Community Board #1S.I.

**APPEARANCES**—

For Applicant: Abram Shlefstein and Henry J. Koch.

For Opposition: None.

**ACTION OF BOARD**—Laid over to May 2, 1978, at 10 A.M., for decision; hearing closed.

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## 461-77-BZ

**APPLICANT**—Stanley Shapiro for Equitable Funding Corporation, owner.

**SUBJECT**—Application July 1, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to a two family dwelling that creates non-compliance in floor area ratio, open space ratio and encroachment into the required rear yard.

**PREMISES AFFECTED**—494 State Street, south side, 120.3 feet west of Third Avenue, Block 179, Lot 22, Borough of Brooklyn. Community Board #2BK.

**APPEARANCES**—

For Applicant: Stanley Shapiro.

For Opposition: Lillian Bechford and Robert Wittich, Community Board #2BK.



# MINUTES

## RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 20, 1977, after due notice by publication in the Bulletin; laid over to January 17, 1978; then to February 14, 1978; then to February 28, 1978; then to March 21, 1978; then to April 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated June 6, 1977, acting on Alt. Applic. #2050/1966, reads:

"1. Proposed enlargement of building creates a non-compliance in floor area and open space ratio under provisions of Section 23-142 of Z.R.

2. Proposed enlargement increases the degree of a non-complying rear yard for that portion of building where rear yard is less than 30'-0", and is therefore contrary to Sections 23-47, 54-31 of Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to a two family dwelling that creates non-compliance in floor area ratio, open space ratio and encroachment into the rear yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "July 1, 1977", 6 sheets and *on further condition* that a smoke detection device be installed in each apartment and in the cellar and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 518-77-BZ

APPLICANT—Diffendale and Kubec for WPOW, Incorporated, owner.

SUBJECT—Application August 2, 1977—decision of the Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the enlargement in area and conversion of a community facility radio studio and tower into a commercial radio studio that does not comply with the special district regulation for sidewalks and landscaping.

PREMISES AFFECTED—1111 Woodrow Road, south side, 628.01 feet east of Powell Avenue, Block 6110, Lot 204, Huguenot, Borough of Staten Island. Community Board #3S.I.

## APPEARANCES—

For Applicant: Wallace Kubec.

For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 31, 1978, after due notice by publication in the Bulletin; Laid over to February 28, 1978; then to March 14, 1978; then to April 11, 1978; then to April 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated August 3, 1977, acting on Alt. Applic. #304/1976, reads:

"1. The proposed non-accessory use of radio towers by non-community facility when located in a R3-2 Zoning District requires a Special Permit by the Board of Standards and Appeals pursuant to Section 22-21 of the Zoning Resolution.

2. The proposed conversion and extension of radio studio and accessory towers (Use Group 10) which is not a use permitted as of right when located in a R3-2 Zoning District is contrary to Section 22-10 of the Zoning Resolution.

3. There are no applicable Bulk, Parking, or Loading requirements for a Commercial Use when located in a R3-2 Zoning District.

4. Sidewalk trees not provided in Accordance with Section 107-322 (B) of the Zoning Resolution. 107-482 of the Zoning Resolution required along that portion of side and rear lot lines which are adjacent to a residential use."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted*, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the enlargement in area and conversion of a community facility radio and tower into a commercial radio studio that does not comply with the special district regulations for sidewalks and landscaping *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "August 2, 1977", 10 sheets, "March 10, 1978", 2 sheets and "April 7, 1978", 1 sheet and *on further condition* that this variance shall be limited to a term of 5 years that the radio transmission be limited to a standard broadcast A.M. band not to exceed 300 megahertz; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 796-77-BZ

APPLICANT—Frank A. Vaccaro for Children's Aid Society, owner.

SUBJECT—Application October 27, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district at an existing childrens center, the erection of a one story non-commercial recreational center that creates non-compliance on the parking requirements.

PREMISES AFFECTED—306 Prospect Avenue, southwest corner of Clinton Avenue, Block 100, Lot 1, Goodhue Park, Borough of Staten Island. Community Board #1S.I.

## APPEARANCES—

For Applicant: Frank A. Vaccaro.

For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Waive public hearing.



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ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Not Voting: Chairman Fossella ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 7, 1978, after due notice by publication in the Bulletin; laid over to February 14, 1978; then to March 14, 1978; then to April 11, 1978; then to April 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated October 18, 1977, acting on N.B. Applic. #1114/1976, reads:

"1. The reduction in the required accessory off-street parking spaces for the proposed non-commercial recreation center is contrary to section 25-31 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, at an existing children's center, the erection of a one story non-commercial recreational center that creates non-compliance on the parking requirements *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "October 27, 1977", 4 sheets and "April 14, 1978", 1 sheet and *on further condition* that the number of permitted accessory parking spaces be limited to 150 spaces maximum; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 797-77-A

APPLICANT—Frank A. Vaccaro for Children's Aid Society, owner.

SUBJECT—Application October 27, 1977—appeal from a decision of the Borough Superintendent re- proposed use of existing brook for disposal of storm water is contrary. Proposed access to frontage space using a ten (10) foot wide access road is contrary.

PREMISES AFFECTED—306 Prospect Avenue, southwest corner of Clinton Avenue, Block 100, Lot 1, Goodhue Park, Borough of Staten Island.

## APPEARANCES—

For Applicant: Frank A. Vaccaro.  
For Opposition: Edna Hayes.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Not Voting: Chairman Fossella ..... 1  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 19, 1977, on N.B. Applic. #1114/76, reads:

"2. The proposed use of the existing brook for disposal of storm water when public combined sewer into which discharge is deemed feasible is located within 500 feet of the property is contrary to Section P110.2,

RS-16 of the Administrative Code.

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated October 19, 1977 acting on N.B. Applic. #1114/76 Objection No. 2 only be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 50% of the volume required, a minimum of 50% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; and *on further conditions* that the building shall substantially conform to the resolution adopted this date under Cal. #796-77-BZ; and that all laws, rules and regulations shall be complied with.

## 859-77-BZ

APPLICANT—Samuel J. Kisseloff for Unique Restorations, Incorporated, Contract Vendee.

SUBJECT—Application November 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the enlargement in area conversion of an existing hospital into a 10 story multiple dwelling that will increase the degree of non-compliance in floor area ratio, open space ratio, lot area per room, rear yard encroachment and creates non-compliance on the inner court area and minimum distance between windows and lot lines.

PREMISES AFFECTED—168-170 West 76th Street, south side, 120 feet east of Amsterdam Avenue, Block 1147, Lot 59, Borough of Manhattan. Community Board #7M.

## APPEARANCES—

For Applicant: Alan S. Kisseloff and Herbert A. Harvary.  
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 31, 1978, after due notice by publication in the Bulletin; laid over to February 28, 1978; then to March 14, 1978; then to April 11, 1978; then to April 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated October 19, 1977, acting on Alt. Applic. #608/1977, reads:

"1. Proposed enlargement is contrary to Section 54-31 ZR since it will increase degree of non-compliance in FAR, OSR and sky exposure plane.

2. Proposed alteration is contrary to Section 54-311 ZR since it increases degree of non-compliance in LA/RM.

3. Provide a 30' rear yard for enlarged portion of building as per Section 23-47 ZR.

4. Proposed use of existing undersized inner court to light and ventilate newly created living rooms in contrary to Section 23-851 ZR.

5. Provide 30' distance between required windows and lot lines or walls as per Section 23-861 ZR."

and

WHEREAS, the premises and surrounding area were in-



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spected by a committee of the Board; and whereas the Board has determined that the 10 story proposal would yield an excessive return on investment and, Whereas the Board has determined that a nine story structure will be a minimum variance and provide a reasonable return to the owner and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the enlargement in area and conversion of an existing hospital into a multiple dwelling that will increase the degree of non-compliance in floor area ratio, open space ratio, lot area per room, rear yard encroachment and creates non-compliance on the inner court area and minimum distance between windows and lot lines *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "November 15, 1977", 13 sheets, "March 31, 1978", 12 sheets and *on further condition* that a smoke detection device be installed in each apartment in accordance with article 78 of the multiple dwelling law, that there shall be no living or sleeping in the cellar; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 860-77-A

APPLICANT—Samuel J. Kisseloff for Unique Restorations, Incorporated, Contract Vendee.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent re- access and egress.

PREMISES AFFECTED—168-170 West 76th Street, south side, 120 feet east of Amsterdam Avenue, Block 1147, Lot 59, Borough of Manhattan.

### APPEARANCES—

For Applicant: Alan S. Kisseloff and Herbert A. Harkary.

ACTION OF BOARD—Appeal granted on condition.

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 19, 1977, on Alt. Applic. #608/77, reads:

A16 Both required stairs terminating in the same entrance hall at 1st story is contrary to Sec. 103 M.D.L.

A26 Proposed conversion to a M.D. without providing a 30' rear yard with access thereto is contrary to Sec. 26 M.D.L.

A27 Proposed inner court to light and ventilate newly created living rooms is contrary to Sec. 26 M.D.L.

and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be *granted* under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated October 19, 1977 acting on Alt. Applic. #608/1977 Objection Nos. A16, A26, and A27 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under calendar #859-77-BZ, that objections A12 and A15 be complied with and that all other laws, rules and regulations be complied with.

Adjourned: 12:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

## REGULAR MEETING

TUESDAY AFTERNOON, APRIL 18, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

## 799-77-A

APPLICANT—Calvanico Associates for Sol Lerer, owner.  
SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—479 Oakdale Street, north side, 367.68 ft. West of Preston Avenue, Block 5324, Lot 21, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 18, 1977, on N.B. Applic. #382/77, reads:

"The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 18, 1977, acting on N.B. Applic. #382/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 1, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 800-77-A

APPLICANT—Alphonse J. Calvanico for Debe Construction Corporation, owner.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—1861 Carlton Avenue, southeast corner of Parkwood Avenue, Block 6912, Lot 45, Prince's Bay, Borough of Staten Island.



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## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #1486/76, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #1486/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof and paved areas, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 1, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 801-77-A

APPLICANT—Calvanico Associates for Revac Construction Corporation, owner.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—320 Harold Avenue, northwest corner of Noel Street, Block 6361, Lot 34, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #152/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #152/77, Objection Nos. 1A and B, 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received November 1, 1977", 3 sheets; and that all laws, rules and regulations shall be complied with.

## 802-77-A

APPLICANT—Calvanico Associates for Revac Construction Corporation, owner.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water is contrary.

PREMISES AFFECTED—169 Noel Street, northeast corner of Holdridge Avenue, Block 6363, Lot 1, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #149/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block



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which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #149/77, Objection No. 1A and B, and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 1A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received November 1, 1977", 3 sheets; and that all laws, rules and regulations shall be complied with.

## 14-78-A

APPLICANT—Alphonse J. Calvanico for Dean L. Balsamini, owner.

SUBJECT—Application January 10, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—195 Woodvale Avenue, northeast corner of Finlay Avenue, Block 6750, Lot 57, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 3, 1978, on N.B. Applic. #1446/77, reads:

"1. The proposed building represents construction of a new building on a block that exceeds four (4) acres and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 3, 1978, acting on N.B. Applic. #1446/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the

volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received January 10, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 545-77-A

APPLICANT—Allen B. Terjesen for Northfield Savings Bank, owner.

SUBJECT—Application August 12, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—1731 Victory Boulevard, northeast corner of Winthrop Place, Block 349, Lot 1, Four Corners, Borough of Staten Island.

APPEARANCES—

For Applicant: Allen B. Terjesen.

THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

ACTION OF BOARD—Hearing reopened and laid over to April 25, 1978, at 2 P.M., for decision; additional information; hearing closed.

## 696-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—243 Eylandt Street, north side, 195 feet west of Lipsett Avenue, Block 6421, Lot 21, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David P. Hoffmann.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing; applicant to submit additional information and progress report from the Department of Water Resources.

## 697-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—239 Eylandt Street, north side, 150.00' west of Lipsett Avenue, Block 6421, Lot 16, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing; applicant to submit additional information and progress report from the Department of Water Resources.



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## 698-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—233 Eylandt Street, north side, 100.00' west of Lipsett Avenue, Block 6421, Lot 12, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing; applicant to submit additional information and progress report from the Department of Water Resources.

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## 699-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—160 Lipsett Avenue, northwest corner of Eylandt Street, Block 6421, Lot 9, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing; applicant to submit additional information and progress report from the Department of Water Resources.

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## 700-77-A

APPLICANT—Jerome L. Grushkin, R. A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—726 Tallman Street, southwest corner of Lipsett Avenue, Block 6321, Lot 1, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing; applicant to submit additional information and progress report from the Department of Water Resources.

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## 701-77-A

APPLICANT—Jerome L. Grushkin, Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—232 Tallman Street, south side, 80.00' west of Lipsett Avenue, Block 6421, Lot 78, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing; applicant to submit additional information and progress report from the Department of Water Resources.

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## 702-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed

building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—236 Tallman Street, west side, 160 feet west of Lipsett Avenue, Block 6421, Lot 74, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing; applicant to submit additional information and progress report from the Department of Water Resources.

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## 703-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—242 Tallman Street, south side, 240 feet west of Lipsett Avenue, Block 6421, Lot 68, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing; applicant to submit additional information and progress report from the Department of Water Resources.

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## 704-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—248 Tallman Street, south side, 320 feet west of Lipsett Avenue, Block 6421, Lot 62, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing; applicant to submit additional information and progress report from the Department of Water Resources.

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## 705-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—256 Tallman Street, 400 feet west of Lipsett Avenue, Block 6421, Lot 57, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for continued hearing; applicant to submit additional information and progress report from the Department of Water Resources.

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## 803-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—730 Edgegrove Avenue, south side, 290.00 ft. east of Ellsworth Avenue, Block 6831, Lot 25, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision; hearing closed.



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## 804-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—704 Edgegrove Avenue, southwest corner of Huguenot Avenue, Block 6831, Lot 36, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision; hearing closed.

## 805-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—712 Edgegrove Avenue, south side, 81.12 feet west of Huguenot Avenue, Block 6831, Lot 31, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision; hearing closed.

## 806-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—726 Huguenot Avenue, northwest corner of Darlington Avenue, Block 6831, Lot 40, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision; hearing closed.

## 807-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—269 Darlington Avenue, north side, 63.80 feet west of Huguenot Avenue, Block 6831, Lot 46, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision; hearing closed.

## 808-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—752 Edgegrove Avenue, south side, 80 feet east of Ellsworth Avenue, Block 6831, Lot 12, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision; hearing closed.

## 809-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—760 Edgegrove Avenue, southeast corner of Ellsworth Avenue, Block 6831, Lot 1, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision; hearing closed.

## 869-77-A

APPLICANT—D. L. Jefferson for Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application November 18, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "GAF 2508 Micro Imager", in 32 ounce Polyethylene bottle with plastic screw top, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: David L. Jefferson.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 2, 1978, at 2 P.M., for decision; hearing closed.

## 870-77-A

APPLICANT—D. L. Jefferson for Scott Graphics, owner.

SUBJECT—Application November 18, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "GAF 2507 Toner Premix", in 32 ounce Polyethylene bottle with plastic screw top, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: David L. Jefferson.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 2, 1978, at 2 P.M., for decision; hearing closed.

## 900-77-A

APPLICANT—Alphonse J. Calvanico for Frank Esposito, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—480 Sleight Avenue, northwest corner of Hylan Boulevard, Block 7889, Lot 46, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision; hearing closed.

## 993-77-A

APPLICANT—Frank's Fuel, Incorporated, owner.

SUBJECT—Application December 27, 1977—appeal from a decision of the Fire Commissioner re- proposed use of oversized tank trucks bearing serial numbers 906234, 923160 and 921917, 71305 for transporting #4 and #5 fuel oil in New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 2, 1978, at 2 P.M., for continued hearing; applicant to be notified; additional information to be submitted.



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## 7-78-A

APPLICANT—McGee and Morsellino for Sam Minnel, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—44-22 233rd Street, west side, 72 feet south of Northern Blvd., Block 8165, Lot 6, Douglaston, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision; hearing closed.

## 9-78-A

APPLICANT—M. Milton Glass for Pennbus Realty, Incorporated, owner.

SUBJECT—Application January 6, 1978—appeal from a decision of the Fire Commissioner re- elevator in readiness.

PREMISES AFFECTED—571/581 Eighth Avenue, north-west corner of West 38th Street, Block 762, Lot 33, Borough of Manhattan.

### APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to April 25, 1978, at 2 P.M., for decision; hearing closed.

Adjourned: 2:45 P.M.

ALAN D. GERSHUNY, *Executive Director*















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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

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No. 18

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| 287-78-A        | B.S.I.       | 110 Ontario Avenue, west side, 70 feet north of Oswego Street, Block 669, Lot 64, Sunnyside, Borough of Staten Island, NB #302/78. re- Storm water disposal, Local Law #7.                                                                                               |
| 288-78-A        | B.S.I.       | 112 Ontario Avenue, west side, 40 feet north of Oswego Street, Block 669, Lot 65, Sunnyside, Borough of Staten Island, NB #303/78. re- Storm water disposal, Local Law #7.                                                                                               |
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| 295-78-BZ       | B.Q.         | 63-14 54th Avenue, south side, 112.38 feet east of 63rd Street, Block 2366, Lot 93, Maspeth, Borough of Queens, Community Board #2Q, NB #43/78. re- Lot area Cont. to Sect. 23-32 ZR; front                                                                              |

yard, Cont. to Sect. 23-45 ZR; side yards, Cont. to Sect. 23-461 ZR.

296-78-BZ—B.Q.—63-18 54th Avenue, south side, 147.68 feet east of 63rd Street, Block 2366, Lot 95, Maspeth, Borough of Queens, Community Board #2Q, NB #42/78. re- Front yard, Cont. to Sect. 23-45 ZR; side yards, Cont. to Sect. 23-462 ZR; rear yard, Cont. to Sect. 23-47 ZR.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

**MAY 23, 1978, 10:00 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 23, 1978, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

### 303-26-BZ—Vol. IV

APPLICANT—Charles M. Spindler Associates for Hayson Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 19, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence and business use district, the lower or ground floor for the storage of paper cartons and the upper floor for the manufacture, storage and distribution of infants' quilts, blankets, pillows and office.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn. Community Board #7BK.

### 251-74-BZ

APPLICANT—Jamaica Water Supply Company, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired January 11, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-14 of the Zoning Resolution, permitting in an R2 district, the installation of a water pumping station.

PREMISES AFFECTED—231-19 128th Drive, northeast corner of Francis Lewis Boulevard, Block 12869, Lot 54, Springfield Gardens, Borough of Queens.

### 266-75-BZ

APPLICANT—Lichtner Associates for Anthony Pinto, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story building for use as retail stores.

PREMISES AFFECTED—1898 Hyland Boulevard, northeast corner of Seaver Avenue, Block 3657, Lot 1, Dongan Hills, Borough of Staten Island.

### 267-75-BZ

APPLICANT—Lichtner Associates for Linda Ferrero, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 8, 1978



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# CALENDAR

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—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story building for use as retail stores.

**PREMISES AFFECTED**—1894 Hyland Boulevard, east side, 40.6 feet north of Seaver Avenue, Block 3657, Lot 3, Dongan Hills, Borough of Staten Island.

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## 77-73-BZ

**APPLICANT**—Leonard F. Rothkrug for 8301 Flatlands Avenue Corporation, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the erection of a one story building for use as retail stores with accessory parking in the open area.

**PREMISES AFFECTED**—8301-8309 Flatlands Avenue, 763-775 East 83rd Street, northeast corner, Block 8004, Lots 7 and 9, Borough of Brooklyn. Community Board #18BK.

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## 14-77-A

**APPLICANT**—McGee and Morsellino for Mario Tucciarone, Charles Met and Estate of Anthony Coccheo, owners.

**SUBJECT**—Application for consideration—to reopen in accordance with the order of the Court for further hearing consistent with the Court's decision herein dated November 17, 1977—for renovation of Certificate of Occupancy Q57526; previously granted on condition.

**PREMISES AFFECTED**—188-16 Northern Boulevard, northwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

---

## 864-77-BZ

**APPLICANT**—Robert E. Lawless for Henry Bialer, owner.

**SUBJECT**—Application November 16, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R6 district, on a plot previously before the Board, the change in use of an existing one story building from stores into an automobile showroom with accessory open and enclosed sales.

**PREMISES AFFECTED**—141-40 Northern Boulevard, south side, 101.72 feet west of Parsons Boulevard, Block 5012, Lots 37, 41 and 43, Flushing, Borough of Queens. Community Board #7Q.

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## 876-77-BZ

**APPLICANT**—Atkin and Gibson for Agustino Onoriti, owner.

**SUBJECT**—Application November 22, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of a one story enlargement to an existing bakery that increases the degree of non-conformity as to the floor area limitation.

**PREMISES AFFECTED**—2135 Williamsbridge Road, west side, 212.5 feet south of Pelham Parkway South, Block 4332, Lot 14, Borough of The Bronx. Community Board #11BX.

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## 935-77-BZ

**APPLICANT**—Anthony S. DiProperzio for E. Koepfel, owner, Lee's Pontiac, Incorporated, lessee.

**SUBJECT**—Application December 7, 1977—decision of the Borough Superintendent, under Section 11-412 of the Zon-

ing Resolution, to permit in a C2-2 and R5 district, on a plot previously before the Board, the completion of a roof ramp and the addition to the uses of an existing automobile sales and service establishment to include roof parking.

**PREMISES AFFECTED**—162-19 Hillside Avenue, northeast corner of 162nd Street, Block 9771, Lots 1, 31 and 35, Jamaica, Borough of Queens. Community Board #8Q.

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## 970-77-BZ

**APPLICANT**—Frank A. Vaccaro for Holly Hill Recreation Center, owner.

**SUBJECT**—Application December 16, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-1 and R3-2 district, the enlargement in area of an existing swimming pool, sports, garden and trailer establishment and the addition to the uses to include trailer repairs and the reduction in the accessory parking area.

**PREMISES AFFECTED**—1430 Richmond Avenue, northwest corner of Lander Avenue, Block 1594, Lot 10, Bulls Head, Borough of Staten Island. Community Board #2S.I.

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## 971-77-BZ

**APPLICANT**—Frank A. Vaccaro for Holly Hill Recreation Center, owner.

**SUBJECT**—Application December 16, 1977—appeal from a decision of the Borough Superintendent re-proposed use of drywell for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—1430 Richmond Avenue, northwest corner of Lander Avenue, Block 1594, Lot 10, Bulls Head, Borough of Staten Island.

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## 12-78-BZ

**APPLICANT**—Leonard F. Rothkrug for Robert G. Wiggberg, owner, Wiggby Precision Machine Corporation, lessee.

**SUBJECT**—Application January 10, 1978—decision of the Borough Superintendent, under Sections 73-50 and 72-21 of the Zoning Resolution, to permit in a C8-1 district, the erection of a one story enlargement to an existing two story mixed building that increases the degree of non-compliance in floor area ratio and encroaches on the required yard along a district boundary.

**PREMISES AFFECTED**—2971 Coney Island Avenue, east side, 111.9 $\frac{3}{8}$  feet north of Banner Avenue, Block 7483, Lot 6, Borough of Brooklyn. Community Board #15BK.

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## 50-78-BZ

**APPLICANT**—Weinberg and Kirshenbaum for Arthur J. Konapka, owner.

**SUBJECT**—Application February 2, 1978—decision of the Borough Superintendent, under Sections 72-21 and 73-27 of the Zoning Resolution, to permit in a C1-3 district, in an existing three story building, the enlargement in area of the first floor funeral establishment.

**PREMISES AFFECTED**—207 Nassau Avenue, northeast corner of Russell Street, Block 2655, Lots 40 and 41, Borough of Brooklyn. Community Board #1BK.

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## 51-78-A

**APPLICANT**—Weinberg and Kirshenbaum for Arthur J. Konapka, owner.

**SUBJECT**—Application February 2, 1978—appeal from a decision of the Borough Superintendent re-proposed increase in floor area for commercial use in frame building.



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PREMISES AFFECTED—207 Nassau Avenue, northeast corner of Russell Street, Block 2655, Lots 40 and 41, Borough of Brooklyn.

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## 967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates non-compliance in lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

Laid over from April 25, 1978, for hearing.

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## 223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lot 1, and 50, Borough of Manhattan.

Laid over from April 25, 1978, for hearing.

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## 836-77-BZ

APPLICANT—Shael Shapiro for Shapiro Lawn Associates Architects for 147 West 22nd Street Corporation, owner.

SUBJECT—Application November 14, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing ten story building, the conversion of the third through tenth floors from factories into apartments.

PREMISES AFFECTED—147-149 West 22nd Street, north side, 249.6 feet east of Seventh Avenue, Block 798, Lot 17, Borough of Manhattan. Community Board #4M.

Laid over from April 25, 1978, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

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**MAY 23, 1978, 2 P.M.**

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 23, 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

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## 237-78-SA

APPLICANT—Geberit Manufacturing, Incorporated—water closets.

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## 216-78-SA

APPLICANT—Ford Regulator Valve Corporation—pressure reducing valve for standpipe and sprinkler lines.

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## 823-77-SM

APPLICANT—Booth Fire Escape, Limited—evacuation system.

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## 887-77-A

APPLICANT—Alphonse J. Calvanico for W and Z Development Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Montreal Avenue, west side, 146.70 feet south of Clarke Avenue, Block 4470, Lot 58, Oakwood, Borough of Staten Island.

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## 888-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—96 Clarke Avenue, southwest corner of Montreal Avenue, Block 4470, Lot 52, Oakwood, Borough of Staten Island.

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## 889-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—100 Clarke Avenue, south side, 20.21 feet west of Montreal Avenue, Block 4470, Lot 50, Oakwood, Borough of Staten Island.

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## 890-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—104 Clarke Avenue, south side, 61.95 feet west of Montreal Avenue, Block 4470, Lot 48, Oakwood, Borough of Staten Island.

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## 891-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—108 Clarke Avenue, south side, 103.88 feet west of Montreal Avenue, Block 4470, Lot 46, Oakwood, Borough of Staten Island.

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## 892-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—112 Clarke Avenue, south side, 144.49 feet west of Montreal Avenue, Block 4470, Lot 44, Oakland, Borough of Staten Island.



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## 893-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—118 Clarke Avenue, south side, 185.11 feet west of Montreal Avenue, Block 4470, Lot 42, Oakwood, Borough of Staten Island.

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## 894-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—122 Clarke Avenue, south side, 225.74 feet west of Montreal Avenue, Block 4470, Lot 40, Oakwood, Borough of Staten Island.

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## 931-77-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, owner.

SUBJECT—Application December 6, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—467 Stafford Avenue, north side, 220.00 feet east of Nippon Avenue, Block 6318, Lot 56, Huguenot, Borough of Staten Island.

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## 953-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—151 McBaine Avenue, northeast corner of Maguire Avenue, Block 7028, Lot 36, Woodrow, Borough of Staten Island.

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## 954-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—141 McBaine Avenue, north side, 114.94 feet, east of Maguire Avenue, Block 7028, Lot 31, Woodrow, Borough of Staten Island.

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## 955-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—131 McBaine Avenue, north side, 214.94 feet, east of Maguire Avenue, Block 7028, Lot 26, Woodrow, Borough of Staten Island.

## 956-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—121 McBaine Avenue, north side, 314.94 feet east of Maguire Avenue, Block 7028, Lot 21, Woodrow, Borough of Staten Island.

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## 957-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—111 McBaine Avenue, north side, 414.94 feet, east of Maguire Avenue, Block 7028, Lot 16, Woodrow, Borough of Staten Island.

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## 958-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—101 McBaine Avenue, north side, 207.84 feet, east of Rossville Avenue, Block 7028, Lot 11, Woodrow, Borough of Staten Island.

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## 959-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—91 McBaine Avenue, north side, 107.84 feet, west of Rossville Avenue, Block 7028, Lot 6, Woodrow, Borough of Staten Island.

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## 960-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—81 McBaine Avenue, northwest corner of Rossville Avenue, Block 7028, Lot 1, Woodrow, Borough of Staten Island.

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## 16-78-A

APPLICANT—Peter J. Napolitano for Bayside Congregation Jehovah's Witnesses, Incorporated, owners.

SUBJECT—Application January 10, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—211-05 45th Road, northeast corner of 211th Street, Block 7313, Lot 1, Bayside, Borough of Queens.

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## 27-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.



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# CALENDAR

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SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—860 Lamont Avenue, southwest corner of Vernon Avenue, Block 6880, Lot 33, Huguenot, Borough of Staten Island.

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## 28-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—870 Lamont Avenue, south side, 119.83 feet west of Vernon Avenue, Block 6880, Lot 28, Huguenot, Borough of Staten Island.

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## 29-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—882 Lamont Avenue, west side, 219.83 feet west of Vernon Avenue, Block 6880, Lot 23, Huguenot, Borough of Staten Island.

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## 30-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—892 Lamont Avenue, south side, 200 feet east of Foster Road, Block 6880, Lot 18, Huguenot, Borough of Staten Island.

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## 31-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—900 Lamont Avenue, south side, 100 feet east of Foster Road, Block 6880, Lot 12, Huguenot, Borough of Staten Island.

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## 32-78-A

APPLICANT—Leonard F. Rothkrug for Aetna Equities, Incorporated, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—956 Ionia Avenue, south side, 100 feet west of Foster Road, Block 6918, Lot 44, Huguenot, Borough of Staten Island.

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## 33-78-A

APPLICANT—Leonard F. Rothkrug for Aetna Equities, Incorporated, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use

of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—966 Ionia Avenue, south side, 200 feet west of Foster Road, Block 6918, Lot 38, Huguenot, Borough of Staten Island.

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## 34-78-A

APPLICANT—Leonard F. Rothkrug for Aetna Equities, Incorporated, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—980 Ionia Avenue, south side, 320 feet west of Foster Road, Block 6918, Lot 31, Huguenot, Borough of Staten Island.

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## 35-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—278 Ashland Avenue, southwest corner of Queensdale Avenue, Block 6864, Lot 23, Huguenot, Borough of Staten Island.

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## 36-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—275 Albourne Avenue, northwest corner of Queensdale Avenue, Block 6864, Lot 30, Huguenot, Borough of Staten Island.

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## 37-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—285 Albourne Avenue, north side, 154 feet of Queensdale Avenue, Block 6864, Lot 36, Huguenot, Borough of Staten Island.

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## 116-78-A

APPLICANT—Harry Soled for Rabbi Sholom Flan, owner.

SUBJECT—Application February 23, 1978—appeal from a decision of the Borough Superintendent re- proposed synagogue in the cellar of a two story frame dwelling.

PREMISES AFFECTED—957/959 Ocean Parkway, east side, 260 feet north of Avenue J, Block 6519, Lot 61, Borough of Brooklyn.

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## 250-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—81 Forrestal Avenue, East side, 400.31 feet North of Van Allen Avenue, Block 5673, Lot 72, Eltingville, Borough of Staten Island.



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## 251-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—85 Forrestal Avenue, East side, 360.23 feet North of Van Allen Avenue, Block 5673, Lot 70, Eltingville, Borough of Staten Island.

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## 252-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—89 Forrestal Avenue, East side, 320.15 feet North of Van Allen Avenue, Block 5673, Lot 68, Eltingville, Borough of Staten Island.

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## 253-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—93 Forrestal Avenue, East side, 280.07 feet North of Van Allen Avenue, Block 5673, Lot 66, Eltingville, Borough of Staten Island.

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## 254-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—97 Forrestal Avenue, East side, 240.00 feet north of Van Allen Avenue, Block 5673, Lot 64, Eltingville, Borough of Staten Island.

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## 255-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—101 Forrestal Avenue, east side, 200 feet north of Van Allen Avenue, Block 5673, Lot 62, Eltingville, Borough of Staten Island.

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## 256-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—105 Forrestal Avenue, east side, 160 feet north of Van Allen Avenue, Block 5673, Lot 60, Eltingville, Borough of Staten Island.

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## 257-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—109 Forrestal Avenue, east side, 120 feet north of Van Allen Avenue, Block 5673, Lot 58, Eltingville, Borough of Staten Island.

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## 258-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Forrestal Avenue, east side, 80 feet north of Van Allen Avenue, Block 5673, Lot 56, Eltingville, Borough of Staten Island.

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## 259-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—123 Forrestal Avenue, east side, 40 feet north of Van Allen Avenue, Block 5673, Lot 54, Eltingville, Borough of Staten Island.

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## 260-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—123 Forrestal Avenue, northeast corner of Van Allen Avenue, Block 5673, Lot 50, Eltingville, Borough of Staten Island.

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## 261-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—26 McArthur Avenue, west side, 519.39 feet north of Van Allen Avenue, Block 5673, Lot 20, Eltingville, Borough of Staten Island.

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## 262-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 McArthur Avenue, west side, 479.31 feet north of Van Allen Avenue, Block 5673, Lot 22, Eltingville, Borough of Staten Island.

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## 263-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.



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SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—34 McArthur Avenue, west side, 439.23 feet north of Van Allen Avenue, Block 5673, Lot 24, Eltingville, Borough of Staten Island.

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## 264-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.  
SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—38 McArthur Avenue, west side, 399.15 feet North of Van Allen Avenue, Block 5673, Lot 26, Eltingville, Borough of Staten Island.

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## 265-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.  
SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—42 McArthur Avenue, west side, 359.07 feet North of Van Allen Avenue, Block 5673, Lot 28, Eltingville, Borough of Staten Island.

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## 266-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.  
SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—46 McArthur Avenue, west side, 318.99 feet North of Van Allen Avenue, Block 5673, Lot 30, Eltingville, Borough of Staten Island.

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## 267-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.  
SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—50 McArthur Avenue, west side, 278.93 feet North of Van Allen Avenue, Block 5673, Lot 32, Eltingville, Borough of Staten Island.

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## 268-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.  
SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—56 McArthur Avenue, west side, 207.53 feet North of Van Allen Avenue, Block 5673, Lot 36, Eltingville, Borough of Staten Island.

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## 269-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—62 McArthur Avenue, west side, 164.00 feet north of Van Allen Avenue, Block 5673, Lot 38, Eltingville, Borough of Staten Island.

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## 270-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.  
SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—66 McArthur Avenue, west side, 124.00 feet north of Van Allen Avenue, Block 5673, Lot 40, Eltingville, Borough of Staten Island.

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## 271-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.  
SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—70 McArthur Avenue, west side, 84.00 feet north of Van Allen Avenue, Block 5673, Lot 42, Eltingville, Borough of Staten Island.

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## 272-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.  
SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—74 McArthur Avenue, west side, 44.00 feet north of Van Allen Avenue, Block 5673, Lot 44, Eltingville, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

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## MAY 31, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, May 31, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

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## 132-77-BZ

APPLICANT—Dominick Salvati for Embassy Terrace Incorporated, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-3 district, the erection of an enlargement to the cellar and second floor of an existing catering establishment extending into the residence district that increase the degree of non-compliance in floor area ratio and the alteration to the parking area.  
PREMISES AFFECTED—401 Avenue U, northeast corner of East 2nd Street, Block 7105, Lot 1, Borough of Brooklyn.

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## 1148-65-BZ

APPLICANT—Charles M. Spindler Associates for Joseph and Lilly Caputo, owner.



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SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 73-211 of the Zoning Resolution, to permit in a C2-1 district, the erection and maintenance of an automotive service station with accessory uses.

PREMISES AFFECTED—1091 Hylan Boulevard, northwest corner of Steuben Street, Block 3229, Lot 63, Grasmere, Borough of Richmond. Community Board #3S.I.

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## 49-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 282 feet west of Todt Hill Road, Block 696, Lot 319, Castleton Corners, Borough of Staten Island.

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## 50-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3, General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 96 feet west of Todt Hill Road, Block 696, Lot 310, Castleton Corners, Borough of Staten Island.

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## 51-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3, General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 158 feet west of Todt Hill Road, Block 696, Lot 313, Castleton Corners, Borough of Staten Island.

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## 52-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 220 feet west of Todt Hill Road, Block 696, Lot 316, Castleton Corners, Borough of Staten Island.

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## 53-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 344 feet west of Todt Hill Road, Block 696, Lot 322, Castleton Corners, Borough of Staten Island.

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## 54-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Bolivar Street, north side, 54.63 feet west of Service Road of Richmond Parkway, Block 696, Lot 190, Castleton Corners, Borough of Staten Island.

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## 55-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, south side, 232.78 feet west of Service Road of Richmond Parkway, Block 696, Lot 215, Castleton Corners, Borough of Staten Island.

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## 56-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, south side, 170.78 feet west of Service Road of Richmond Parkway, Block 696, Lot 218, Castleton Corners, Borough of Staten Island.

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## 57-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, south side, 110 feet west of Service Road of Richmond Parkway, Block 696, Lot 221, Castleton Corners, Borough of Staten Island.

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## 58-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Bolivar Street, north side, 11.63 feet west of Service Road of Richmond Parkway, Block 696, Lot 247, Castleton Corners, Borough of Staten Island.



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## 59-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 30 feet west of Service Road of Richmond Parkway, Block 696, Lot 240, Castleton Corners, Borough of Staten Island.

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## 60-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 150 feet west of Service Road of Richmond Parkway, Block 696, Lot 246, Castleton Corners, Borough of Staten Island.

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## 61-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 90 feet west of Service Road of Richmond Parkway, Block 696, Lot 243, Castleton Corners, Borough of Staten Island.

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## 62-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 210 feet west of Service Road of Richmond Parkway, Block 696, Lot 249, Castleton Corners, Borough of Staten Island.

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## 63-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete construction which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 270 feet west of Service Road of Richmond Parkway, Block 696, Lot 252, Castleton Corners, Borough of Staten Island.

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## 64-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15,

1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 380 feet west of Service Road of Richmond Parkway, Block 696, Lot 277, Castleton Corners, Borough of Staten Island.

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## 65-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 320 feet west of Service Road of Richmond Parkway, Block 696, Lot 280, Castleton Corners, Borough of Staten Island.

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## 66-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 260 feet west of Service Road of Richmond Parkway, Block 696, Lot 283, Castleton Corners, Borough of Staten Island.

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## 67-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 200 feet west of Service Road of Richmond Parkway, Block 696, Lot 286, Castleton Corners, Borough of Staten Island.

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## 68-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 140 feet west of Service Road of Richmond Parkway, Block 696, Lot 289, Castleton Corners, Borough of Staten Island.

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## 69-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.



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PREMISES AFFECTED—Lincoln Street, north side, 406 feet west of Todt Hill Road, Block 696, Lot 325, Castleton Corners, Borough of Staten Island.

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## 577-74-BZ

APPLICANT—Sheldon Lobel for John T. Elsasser, owner.  
SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a two family dwelling that encroaches on the required side and rear yards.

PREMISES AFFECTED—62-25 65th Street, east side, 225 feet south of 62nd Avenue, Block 2773, Lot 27, Middle Village, Borough of Queens. Community Board #5Q.

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## 578-74-BZ

APPLICANT—Sheldon Lobel for John T. Elsasser, owner.  
SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a two family dwelling that encroaches on the required rear yards.

PREMISES AFFECTED—62-27 65th Street, east side, 251.1 feet south of 62nd Avenue, Block 2773, Lot 26, Middle Village, Borough of Queens. Community Board #5Q.

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## 579-74-BZ

APPLICANT—Sheldon Lobel for John T. Elsasser, owner.  
SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a two family dwelling that encroaches on the required side and rear yards.

PREMISES AFFECTED—62-29 65th Street, east side, 273.5 feet south of 62nd Avenue, Block 2773, Lot 25, Middle Village, Borough of Queens. Community Board #5Q.

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## 22-52-78

APPLICANT—McGee and Morsellino for Harrington Walters, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 7, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the change in occupancy from sale and display of more than five motor vehicles, to permit the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—200-15 Northern Boulevard, 43-02 to 43-08 201st Street, northwest corner and 200-10 to 200-20 43rd Avenue, Block 6261, Lot 30, Flushing, Borough of Queens. Community Board #11Q.

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## 236-77-BZ

APPLICANT—Leonard F. Rothkrug for Roman Catholic Diocese of Brooklyn, lessee; Rocklyn Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the erection of an eleven story multiple dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, lot area per room and accessory off-site parking and penetrates the sky exposure plane.

PREMISES AFFECTED—31-41 23rd Street, southeast corner of 31st Road, Block 568, Lot 12, Astoria, Borough of Queens.

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## 237-77-BZ

APPLICANT—Leonard F. Rothkrug for Roman Catholic Diocese of Brooklyn, lessee; Rocklyn Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-451 of the Zoning Resolution, permitting in an R6 district, the construction and maintenance of an accessory off-site parking facility for a multiple dwelling.

PREMISES AFFECTED—23-01 to 23-25 31st Road, northeast corner of 23rd Street, Block 569, Lot 11, Astoria, Borough of Queens.

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## 896-77-BZ

APPLICANT—Gunnar Olsen for CBS, Incorporated and NBC, Incorporated, owners.

SUBJECT—Application November 23, 1977—decision of the Department of Ports and Terminals, under Section 73-30 of the Zoning Resolution, to permit in an R3-2 district, on a plot designated as High Island, the installation of a radio tower.

PREMISES AFFECTED—550 King Avenue, east side, 1,200 feet north of Terrace Street, Block 5649, Lot 120, Borough of The Bronx. Community Board #10BX.

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## 987-77-BZ

APPLICANT—Harry Soled for Helen Green, owner.

SUBJECT—Application December 21, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story building for use as retail stores.

PREMISES AFFECTED—216-220 Ross Street, southwest corner of Williamsburgh Street West, Block 2188, Lot 26, Borough of Brooklyn. Community Board #1BK.

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## 988-77-BZ

APPLICANT—Maxfield Baufaux and Heywood Blaufaux for Wing Chim Lau and Carmen Lau, owners.

SUBJECT—Application December 23, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, on a corner lot the erection of a three story, three family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—548 Prospect Avenue and 1684/1690 10th Avenue, southwest corner, Block 871, Lot 37, Borough of Brooklyn. Community Board #7BK.

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## 23-78-BZ

APPLICANT—Albert Melniker for Staten Island Savings Bank, owner.



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**SUBJECT**—Application January 17, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C4-2 district, the change in use of an existing supermarket into a wholesale and warehouse establishment with an accessory loading berth within the rear yard.

**PREMISES AFFECTED**—59-69 Wright Street, north side, 562 feet east of Van Duzer Street, Block 521, Lot 53, Stapleton, Borough of Staten Island. Community Board #1S.I.

## 292-78-BZ

**APPLICANT**—David L. Sohn, Esq. for New York Telephone Company, owner.

**SUBJECT**—Application April 19, 1978—decision of the Borough Superintendent, under Section 73-65 of the Zoning Resolution, to permit in an R3-2 district, the erection of a second floor over an existing telephone exchange previously before Board.

**PREMISES AFFECTED**—5180 Amboy Road, south side, 114.15 feet west of Philip Avenue, Block 6511, Lots 111 and 120, Annadale, Borough of Staten Island. Community Board #3S.I.

## 558-77-BZ

**APPLICANT**—Samuel H. Lindenbaum of Roseman Colin for Parlieb, Incorporated, Contract Vendee.

**SUBJECT**—Application August 19, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 CRT and C6-6 CRT district, the erection of a 46 story and penthouse mixed building that encroaches on the required tower setback and alternate front setback.

**PREMISES AFFECTED**—109-123 West 56th Street, north side, 150 feet west of Avenue of the Americas and 118 West 57th Street, Block 1009, Lots 19 and 43, Borough of Manhattan. Community Board #5M.

Laid over from April 18, 1978, for hearing.

MAY 31, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday, May 31, 1978*, at 2 P.M., at 80 Lafayette Street, 9th floor, New York, N. Y 10013 on the following applications for extension of time to permit the completion of construction of foundations, filed pursuant to Section 11-331.

**1-78-BZY**—B.S.I.—76 Ridgewood Avenue, Block 5507, Lot 184, N.B. #2218/74.

**2-78-BZY**—B.S.I.—80 Ridgewood Avenue, Block 5507, Lot 182, N.B. #2219/74.

**3-78-BZY**—B.S.I.—427 Getz Avenue, Block 5507, Lot 152, N.B. #2220/74.

**4-78-BZY**—B.S.I.—431 Getz Avenue, Block 5507, Lot 150, N.B. #2221/74.

**5-78-BZY**—B.S.I.—150 Ridgewood Avenue, Block 5513, Lot 128, N.B. #2222/74.

**6-78-BZY**—B.S.I.—102 Ridgewood Avenue, Block 5513, Lot 155, N.B. #2224/74.

**7-78-BZY**—B.S.I.—104 Ridgewood Avenue, Block 5513, Lot 154, N.B. #2225/74.

**8-78-BZY**—B.S.I.—124 Ridgewood Avenue, Block 5513, Lot 142, N.B. #2228/74.

**9-78-BZY**—B.S.I.—126 Ridgewood Avenue, Block 5513, Lot 140, N.B. #2229/74.

**10-78-BZY**—B.S.I.—132 Ridgewood Avenue, Block 5513, Lot 139, N.B. #2230/74.

**11-78-BZY**—B.S.I.—134 Ridgewood Avenue, Block 5513, Lot 138, N.B. #2231/74.

**12-78-BZY**—B.S.I.—136 Ridgewood Avenue, Block 5513, Lot 137, N.B. #2232/74.

**13-78-BZY**—B.S.I.—138 Ridgewood Avenue, Block 5513, Lot 136, N.B. #2233/74.

**14-78-BZY**—B.S.I.—405 Getz Avenue, Block 5513, Lot 92, N.B. #2234/74.

**15-78-BZY**—B.S.I.—407 Getz Avenue, Block 5513, Lot 91, N.B. #2235/74.

**16-78-BZY**—B.S.I.—409 Getz Avenue, Block 5513, Lot 89, N.B. #2236/74.

**17-78-BZY**—B.S.I.—411 Getz Avenue, Block 5513, Lot 88, N.B. #2237/74.

**18-78-BZY**—B.S.I.—415 Getz Avenue, Block 5513, Lot 87, N.B. #2238/74.

**19-78-BZY**—B.S.I.—417 Getz Avenue, Block 5513, Lot 66, N.B. #2239/74.

**20-78-BZY**—B.S.I.—373 Getz Avenue, Block 5513, Lot 107, N.B. #2240/74.

**21-78-BZY**—B.S.I.—375 Getz Avenue, Block 5513, Lot 106, N.B. #2241/74.

**22-78-BZY**—B.S.I.—379 Getz Avenue, Block 5513, Lot 105, N.B. #2242/74.

**23-78-BZY**—B.S.I.—381 Getz Avenue, Block 5513, Lot 103, N.B. #2243/74.

**24-78-BZY**—B.S.I.—383 Getz Avenue, Block 5513, Lot 102, N.B. #2244/74.

**25-78-BZY**—B.S.I.—385 Getz Avenue, Block 5513, Lot 101, N.B. #2245/74.

**26-78-BZY**—B.S.I.—70 Ridgewood Avenue, Block 5507, Lot 188, N.B. #2246/74.

**27-78-BZY**—B.S.I.—74 Ridgewood Avenue, Block 5507, Lot 186, N.B. #2247/74.

**28-78-BZY**—B.S.I.—152 Ridgewood Avenue, Block 5513, Lot 126, N.B. #2248/74.

**29-78-BZY**—B.S.I.—154 Ridgewood Avenue, Block 5513, Lot 125, N.B. #2249/74.

**30-78-BZY**—B.S.I.—156 Ridgewood Avenue, Block 5513, Lot 124, N.B. #2250/74.

**31-78-BZY**—B.S.I.—158 Ridgewood Avenue, Block 5513, Lot 123, N.B. #2251/74.

**32-78-BZY**—B.S.I.—435 Getz Avenue, Block 5507, Lot 148, N.B. #2252/74.

**33-78-BZY**—B.S.I.—437 Getz Avenue, Block 5507, Lot 147, N.B. #2253/74.



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**34-78-BZY**—B.S.I.—389 Getz Avenue, Block 5513, Lot 98, N.B. #2254/74.

**35-78-BZY**—B.S.I.—401 Getz Avenue, Block 5513, Lot 95, N.B. #2255/74.

**36-78-BZY**—B.S.I.—385 Lamoka Avenue, Block 5513, Lot 84, N.B. #2256/74.

**37-78-BZY**—B.S.I.—375 Lamoka Avenue, Block 5513, Lot 160, N.B. #2257/74.

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## 877-77-A

**APPLICANT**—Alphonse J. Calvanico for Joseph Ligotti, owner.

**SUBJECT**—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—18 Ramona Avenue, southwest corner of Drumgoole Road West, Block 6286, Lot 45, Annadale, Borough of Staten Island.

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## 878-77-A

**APPLICANT**—Alphonse J. Calvanico for Joseph Ligotti, owner.

**SUBJECT**—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—30 Ramona Avenue, south side, 200 feet east of Heenan Avenue, Block 6286, Lot 40, Annadale, Borough of Staten Island.

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## 879-77-A

**APPLICANT**—Alphonse J. Calvanico for Joseph Ligotti, owner.

**SUBJECT**—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—185 Heenan Avenue, southeast corner of Ramona Avenue, Block 6286, Lot 30, Annadale, Borough of Staten Island.

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## 880-77-A

**APPLICANT**—Alphonse J. Calvanico for Joseph Ligotti, owner.

**SUBJECT**—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—393 Lamont Avenue, north side, 100 feet east of Heenan Avenue, Block 6286, Lot 15, Annadale, Borough of Staten Island.

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## 48-78-A

**APPLICANT**—E. Lauria for Joseph Guido, owner.

**SUBJECT**—Application January 31, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street and proposed use of drywells for disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—152 Woodvale Avenue, west side, 173.40 feet south of Latourette Street, Block 6789, Lot 28, Princess Bay, Borough of Staten Island.

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## 77-78-A

**APPLICANT**—Neil W. Talling for Chrysler Corporation, owner.

**SUBJECT**—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant-Part No. 4106784", in one (1) gallon oblong polyethelene with child proof polyporpelene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.

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## 78-78-A

**APPLICANT**—Neil W. Talling for Chrysler Corporation, owner.

**SUBJECT**—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant-Part No. 2932531", in one (1) gallon oblong polyethelene with child proof-polypropelene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.

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## 117-78-A

**APPLICANT**—Michael R. Zemsky for Salvador Giardina, owner.

**SUBJECT**—Application February 24, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

**PREMISES AFFECTED**—100 St. George Drive, southwest corner of Romer Road, Block 871, Lot 68, Todt Hill, Borough of Staten Island.

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## 118-78-A

**APPLICANT**—Grushkin and Oddo, Architects for Harry Epstein, owner.

**SUBJECT**—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—102 Ridgewood Avenue, west side, 107.46 feet north of Lamoka Avenue, Block 5513, Lot 155, Eltingville, Borough of Staten Island.

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## 119-78-A

**APPLICANT**—Grushkin and Oddo, Architects for Harry Epstein, owner.

**SUBJECT**—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—104 Ridgewood Avenue, west side, 132.46 feet north of Lamoka Avenue, Block 5513, Lot 154, Eltingville, Borough of Staten Island.

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## 120-78-A

**APPLICANT**—Grushkin and Oddo, Architects for Harry Epstein, owner.

**SUBJECT**—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—403 Getz Avenue, east side, 168.13 feet north of Lamoka Avenue, Block 5513, Lot 92, Eltingville, Borough of Staten Island.

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## 121-78-A

**APPLICANT**—Grushkin and Oddo, Architects for Harry Epstein, owner.



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SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—407 Getz Avenue, east side, 141.71 feet north of Lamoka Avenue, Block 5513, Lot 91, Eltingville, Borough of Staten Island.

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## 122-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—409 Getz Avenue, east side, 115.28 feet north of Lamoka Avenue, Block 5513, Lot 89, Eltingville, Borough of Staten Island.

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## 123-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—411 Getz Avenue, east side, 88.85 feet north of Lamoka Avenue, Block 5513, Lot 88, Eltingville, Borough of Staten Island.

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## 124-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—415 Getz Avenue, east side, 62.43 feet north of Lamoka Avenue, Block 5513, Lot 87, Eltingville, Borough of Staten Island.

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## 125-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—417 Getz Avenue, east side, 36.00 feet north of Lamoka Avenue, Block 5513, Lot 86, Eltingville, Borough of Staten Island.

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## 126-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—401 Getz Avenue, east side, 194.56 feet north of Lamoka Avenue, Block 5513, Lot 93, Eltingville, Borough of Staten Island.

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## 127-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use

of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—385 Lamoka Avenue, northeast corner of Getz Avenue, Block 5513, Lot 84, Eltingville, Borough of Staten Island.

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## 128-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—375 Lamoka Avenue, northwest corner of Ridgewood Avenue, Block 5513, Lot 160, Eltingville, Borough of Staten Island.

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## 129-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—150 Ridgewood Avenue, west side, 93.00 feet south of Katan Avenue, Block 5513, Lot 128, Eltingville, Borough of Staten Island.

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## 130-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—156 Ridgewood Avenue, west side, 24 feet south of Katan Avenue, Block 5513, Lot 124, Eltingville, Borough of Staten Island.

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## 131-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—158 Ridgewood Avenue, southwest corner of Katan Avenue, Block 5513, Lot 123, Eltingville, Borough of Staten Island.

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## 132-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—152 Ridgewood Avenue, west side, 70.00 feet south of Katan Avenue, Block 5513, Lot 126, Eltingville, Borough of Staten Island.

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## 133-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.



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SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—154 Ridgewood Avenue, west side, 47.00 feet south of Katan Avenue, Block 5513, Lot 125, Eltingville, Borough of Staten Island.

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## 134-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—120 Ridgewood Avenue, west side, 393.25 feet south of Katan Avenue, Block 5513, Lot 145, Eltingville, Borough of Staten Island.

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## 135-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—122 Ridgewood Avenue, west side, 367.50 feet south of Katan Avenue, Block 5513, Lot 144, Eltingville, Borough of Staten Island.

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## 136-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—124 Ridgewood Avenue, west side, 341.75 feet south of Katan Avenue, Block 5513, Lot 142, Eltingville, Borough of Staten Island.

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## 137-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—126 Ridgewood Avenue, west side, 316 feet south of Katan Avenue, Block 5513, Lot 140, Eltingville, Borough of Staten Island.

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## 138-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—132 Ridgewood Avenue, west side, 290.25 feet south of Katan Avenue, Block 5513, Lot 139, Eltingville, Borough of Staten Island.

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## 139-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use

of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—134 Ridgewood Avenue, west side, 264.50 feet south of Katan Avenue, Block 5513, Lot 138, Eltingville, Borough of Staten Island.

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## 140-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Ridgewood Avenue, west side, 238.75 feet south of Katan Avenue, Block 5513, Lot 137, Eltingville, Borough of Staten Island.

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## 141-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—138 Ridgewood Avenue, west side, 213 feet south of Katan Avenue, Block 5513, Lot 136, Eltingville, Borough of Staten Island.

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## 142-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—373 Getz Avenue, east side, 473.81 feet north of Lamoka Avenue, Block 5513, Lot 107, Eltingville, Borough of Staten Island.

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## 143-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—375 Getz Avenue, east side, 448.06 feet north of Lamoka Avenue, Block 5513, Lot 106, Eltingville, Borough of Staten Island.

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## 144-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—379 Getz Avenue, east side, 422.31 feet north of Lamoka Avenue, Block 5513, Lot 105, Eltingville, Borough of Staten Island.

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## 145-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use



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of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—381 Getz Avenue, east side, 396.56 feet north of Lamoka Avenue, Block 5513, Lot 103, Eltingville, Borough of Staten Island.

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## 146-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—383 Getz Avenue, east side, 370.81 feet north of Lamoka Avenue, Block 5513, Lot 102, Eltingville, Borough of Staten Island.

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## 147-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—385 Getz Avenue, east side, 345.06 feet north of Lamoka Avenue, Block 5513, Lot 101, Eltingville, Borough of Staten Island.

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## 148-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—389 Getz Avenue, east side, 293.56 feet north of Lamoka Avenue, Block 5513, Lot 98, Eltingville, Borough of Staten Island.

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## 149-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—76 Ridgewood Avenue, west side, 42.00 feet south of Lamoka Avenue, Block 5507, Lot 184, Eltingville, Borough of Staten Island.

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## 150-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—80 Ridgewood Avenue, southwest corner of Lamoka Avenue, Block 5507, Lot 182, Eltingville, Borough of Staten Island.

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## 151-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—427 Getz Avenue, southeast corner of Lamoka Avenue, Block 5507, Lot 152, Eltingville, Borough of Staten Island.

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## 152-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—431 Getz Avenue, east side, 43.90 feet south of Lamoka Avenue, Block 5507, Lot 150, Eltingville, Borough of Staten Island.

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## 153-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Ridgewood Avenue, west side, 105.27 feet south of Lamoka Avenue, Block 5507, Lot 187, Eltingville, Borough of Staten Island.

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## 154-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Ridgewood Avenue, west side, 82.00 feet south of Lamoka Avenue, Block 5507, Lot 186, Eltingville, Borough of Staten Island.

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## 155-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—435 Getz Avenue, east side, 83.90 feet south of Lamoka Avenue, Block 5507, Lot 148, Eltingville, Borough of Staten Island.

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## 156-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—437 Getz Avenue, east side, 107.17 feet south of Lamoka Avenue, Block 5507, Lot 147, Eltingville, Borough of Staten Island.



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# CALENDAR

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## 159-78-A

APPLICANT—Leonard F. Rothkrug for Sal-Jo Homes, Incorporated, owner.

SUBJECT—Application February 28, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2351 Hylan Boulevard, southwest corner of Bryant Avenue, Block 3644, Lot 62, New Dorp, Borough of Staten Island.

## 198-78-A

APPLICANT—William S. Bannon for Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application March 21, 1978—appeal from a decision of the Fire Commissioner re- proposed installation of a 4.8 megawatt Fuel Cell Demonstrator Electric Generator.

PREMISES AFFECTED—813 East 15th Street, north side, 485 feet east of Avenue "C", Block 990, Lot 15, Borough of Manhattan.



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, APRIL 25, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 11, 1978, were approved as printed in the Bulletin of April 20, 1978, Volume 63, Numbers 14 thru 16.

### 683-67-A

APPLICANT—Kantor, Davidoff, Winston and Ferber by David I. Ferber for Midtown Tennis Club, lessee; Mutual Redevelopment Houses, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re- air structure over roof; previously granted on condition.

PREMISES AFFECTED—323 to 341 Eighth Avenue, 307 to 311 West 26th Street, northwest corner, Block 751, Part of 1, Borough of Manhattan.

#### APPEARANCES—

For Applicant: David I. Ferber.

ACTION OF BOARD—Application reopened and resolution amended.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 19, 1967, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 19, 1967 by adding thereto:

"That reference in the resolution to the erection of a temporary air-supported structure shall read, 'that the temporary air-supported structure shall be limited to the months commencing October 4th and terminating on May 15th in each twelve month period'; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 381-66)

### 1705-61-BZ

APPLICANT—Atkin and Gibson for G.I.T. Industries Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired May 15, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the parking of motor vehicles as accessory to the adjacent supermarket.

PREMISES AFFECTED—1244 Metcalf Avenue, east side, 101.77 feet north of Westchester Avenue, Block 3780, Lot 11, Borough of The Bronx. Community Board #9BX.

#### APPEARANCES—

For Applicant: Donald Sterlini

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and

Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 15, 1962, on certain conditions; and

WHEREAS, a public hearing was held on this application on April 25, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on May 15, 1962 as amended through July 7, 1965 only as to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution; to permit . . . ; on condition that a full width sidewalk shall be installed in compliance with the specifications of the Department of Highways; that bumpers are to be installed as required; that the facade of the building shall be painted or cleaned up; and that the gates as required as per Board's resolution dated April 7, 1964 shall be installed and which are to be locked after business hours; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 994-61)

### 50-70-BZ

APPLICANT—Augustus A. Beekman, Fire Commissioner.  
OWNER OF PREMISES—City of New York, Fire Department.

SUBJECT—Application for consideration—reopening for extension of term of variance—expired March 17, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 73-14 of the Zoning Resolution, permitting in an R6 district, for construction of a prefabricated temporary structure for use as a fire station.

PREMISES AFFECTED—1264 Boston Road, east side, 140 feet south of East 169th Street, Block 2663, Lot 22, Borough of The Bronx.

#### APPEARANCES—

For Applicant: Lt. R. J. Ellis.

ACTION OF BOARD—Application reopened and term of variance extended.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1970, on certain conditions; and

WHEREAS, a public hearing was held on this application on April 25, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 17, 1970 as amended through November 14, 1972 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 502-69)

### 625-76-BZ

APPLICANT—Dominick Salvati for McKenson Garcia, owner.



# MINUTES

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired February 15, 1978—decision of the Borough Superintendent, permitting in a C1-3 district, in an existing three story building, the use of the first floor and cellar as a restaurant and cabaret.

**PREMISES AFFECTED**—322 Macon Street, 429-437 Sumner Avenue, southeast corner, Block 1669, Lot 1, Borough of Brooklyn.

**APPEARANCES—**

For Applicant: Harriet Jacobs.

**ACTION OF BOARD**—Application reopened and time extended to complete the work.

**THE VOTE—**

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5

Negative: ..... 0

Absent: Commissioner Wolf ..... 1

**THE RESOLUTION—**

WHEREAS, this application was granted by the Board on February 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(Alt. 2092-60)

## 105-77-BZ

**APPLICANT**—McGee and Morsellino for Salvatore Margaglione, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 73-03(g) of the Zoning Resolution, permitting in a C2-2 and R3-2 district, the expansion of an existing restaurant, catering and cabaret establishment into the second and third floors and the enlargement in area of the accessory parking facility into the residence district.

**PREMISES AFFECTED**—150-24 Northern Boulevard, southwest corner of 150th Place, Block 5032, Lots 16, 24 and 28, Flushing, Borough of Queens. Community Board #7Q.

**APPEARANCES—**

For Applicant: Joseph P. Morsellino.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE—**

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5

Negative: ..... 0

Absent: Commissioner Wolf ..... 1

**THE RESOLUTION—**

WHEREAS, this application was granted by the Board on June 21, 1977, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 21, 1977 by adding thereto:

"That reference in the resolution to the term of variance shall read 'that this variance shall be limited to a term of eleven (11) years from the date of this amended resolution;' that other than as herein amended the resolution above cited shall be complied with in all respects."  
(Alt. 1169-76)

## 183-48-BZ

**APPLICANT**—Leonard F. Rothkrug for 255 Turnpike Associates, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expires June 25, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7c and 7e of the Zoning Resolution, permitting the extension of a business building (stores, bank and theater) from a retail use district into a residence use district; and permitting the parking of more than 5 motor vehicles in the retail and residence use districts; and permitting in the retail use portion, the maintenance of a gasoline service station.

**PREMISES AFFECTED**—255-01 to 259-25 Union Turnpike, blockfront, north side between 255th Street and 260th Street, Block 8513, Lot 2, Glen Oaks, Borough of Queens. Community Board #13Q.

**APPEARANCES—**

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Laid over to May 9, 1978, at 10 A.M., Special Order Calendar for decision; hearing closed.

## 22-52-BZ

**APPLICANT**—McGee and Morsellino for Harrington Walters, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired October 7, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the change in occupancy from sale and display of more than five motor vehicles, to permit the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

**PREMISES AFFECTED**—200-15 Northern Boulevard, 43-02 to 43-08 201st Street, northwest corner and 200-10 to 200-20 43rd Avenue, Block 6261, Lot 30, Flushing, Borough of Queens. Community Board #11Q.

**APPEARANCES—**

For Applicant: Joseph P. Morsellino.

**ACTION OF BOARD**—Laid over to May 30, 1978, at 10 A.M., Special Order Calendar, for decision; hearing closed.

## 187-53-BZ

**APPLICANT**—Harry Levy for Colgate Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expires July 21, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a motor vehicle repair shop, painting, welding and office; and permitting the parking and storage of motor vehicles on the unbuilt upon portion of the lot.

**PREMISES AFFECTED**—970 Colgate Avenue, east side, 142.84 feet south of Bruckner Boulevard, Block 3649, Lot 27, Borough of The Bronx. Community Board #9BX.

**APPEARANCES—**

For Applicant: Harry Levy.

**ACTION OF BOARD**—Laid over to May 9, 1978, at 10 A.M., Special Order Calendar, for decision; hearing closed.

## 665-77-BZ

**APPLICANT**—Shael Shapiro for Shapiro Lawn Associates for 143-5 Owners Corporation, owner.



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# MINUTES

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SUBJECT—Application October 14, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, the conversion of an existing twelve story building from factories into a multiple dwelling above the first floor store and factory.

PREMISES AFFECTED—143-5 West 20th Street, north side, 256.3 feet east of Seventh Avenue, Block 796, Lot 13, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Shael Shapiro and Rhea Nichols.

For Opposition: None.

ACTION OF BOARD—Laid over to May 9, 1978, at 10 A.M., for decision; hearing closed.

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828-77-BZ

APPLICANT—Sheldon Lobel for MTM Printing Company, Incorporated, owner.

SUBJECT—Application November 9, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, the erection of a one story enlargement to an existing printing establishment that increases the degree of non-conformity.

PREMISES AFFECTED—23-21 College Point, Boulevard, east side, 181.62 feet south of 23rd Avenue, Block 4226, Lot 17, College Point, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Lawrence Praga.

For Opposition: None.

ACTION OF BOARD—Laid over to May 9, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

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836-77-BZ

APPLICANT—Shael Shapiro for Shapiro Lawn Associates Architects for 147 West 22nd Street Corporation, owner.

SUBJECT—Application November 14, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing ten story building, the conversion of the third through tenth floors from factories into apartments.

PREMISES AFFECTED—147-149 West 22nd Street, north side, 249.6 feet east of Seventh Avenue, Block 798, Lot 17, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Shael Shapiro.

For Opposition: None.

ACTION OF BOARD—Laid over to May 23, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

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895-77-BZ

APPLICANT—Harry Soled for Paolo and Maria Bennici, owners.

SUBJECT—Application November 23, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 and R6 district, the enlargement in area of an existing non-transient parking lot previously before the Board.

PREMISES AFFECTED—219-229 Union Street, north side, 114.6 feet east of Henry Street, Block 338, Lots 44, 46, 47 and 49, Borough of Brooklyn. Community Board #6BK.

APPEARANCES—

For Applicant: Harry Soled, Paolo Bennici, Abel Macksony, M. Rizk, Umberto Signorini, Rosario Sorrentinio and Francesca Ruggiero.

For Opposition: Kenneth D. Mann, Jr. and Given P. Mann.

ACTION OF BOARD—Laid over to May 16, 1978, at 10 A.M., for continued hearing; additional information.

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966-77-BZ

APPLICANT—Board of Higher Education—City University of New York, owner.

SUBJECT—Application December 14, 1977—decision of the Borough Superintendent, under Section 73-19 of the Zoning Resolution, to permit in a C4-4 and M1-1 district, the enlargement in area of an existing college facility that will extend into the M1 district.

PREMISES AFFECTED—500 Grand Concourse, southeast corner of East 149th Street, Block 2343, Lot 32, Borough of The Bronx. Community Board #1BX.

APPEARANCES—

For Applicant: Stephen Lennard and Albert Henriques.

For Opposition: None.

ACTION OF BOARD—Laid over to May 2, 1978, at 10 A.M., for decision; hearing closed.

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967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates non-compliance in lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Lawrence Praga.

For Opposition: John C. Klotz, Mark D. Herman and Morton H. Delson.

For Administration: Steven Stein, C.P.C.

ACTION OF BOARD—Laid over to May 23, 1978, at 10 A.M., for hearing.

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223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lot 1, and 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Lawrence Praga.

ACTION OF BOARD—Laid over to May 23, 1978, at 10 A.M., for hearing.

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40-78-BZ

APPLICANT—Lama and Vassalotti for Bacarol Realty Corporation, owner.

SUBJECT—Application January 27, 1978—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C1-3 and R5 district, at a refrigeration repair and service establishment previously before the Board, the enlargement in lot area to increase the accessory parking area.



# MINUTES

PREMISES AFFECTED—70/84 Sullivan Street, north side, 57'-2" east of Van Brunt Street, Block 556, Lot 15, 18, 19, 20 and 21 Borough of Brooklyn. Community Board #6BK.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to May 9, 1978, at 10 A.M., for decision; hearing closed.

## 659-77-BZ

APPLICANT—John J. Tudda for John B. Ferrandi, owner.

SUBJECT—Application October 12, 1977, decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of an enlargement in area of the second floor of a wholesale establishment with accessory offices that increases the degree of non-conformity.

PREMISES AFFECTED—1803 Bronxdale Avenue, northwest corner of Morris Park Avenue, Block 4056, Lot 82, Borough of The Bronx. Community Board #11BX.

## APPEARANCES—

For Applicant: John J. Tudda.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Waive public hearing.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 14, 1978, after due notice by publication in the Bulletin; laid over to April 11, 1978; then to April 25, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1977, acting on Alt. Applic. #249/1977, reads:

"1. Proposed enlargement of second floor level of a non-conforming use, wholesale est. U.G. 16 located in a C1-2 district, and previously approved by the Board of Standards and Appeals under Cal. No. 835-67-BZ is contrary to Board of Standards and Appeals Cal. No. 835-67-BZ, 52-22 and 52-41 of Z.R.

2. Proposed enlargement of second floor level exceeds the permitted F.A.R. and is contrary to Section 33-121 of Z.R.

5. Indicate parking calculation on zoning information."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it *hereby is granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of an enlargement to the second floor of a wholesale establishment with accessory offices that increases the degree of non-conformity *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "October 12,

1977", 11 sheets and *on further condition* that signs comply with the C1 district regulations; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 285-77-BZ

APPLICANT—Rampulla Associates for Grace Zachary, owner.

SUBJECT—Application June 7, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the conversion of an existing two story and cellar dwelling into a professional office building.

PREMISES AFFECTED—75 Little Clove Road, northeast corner of Seneca Avenue, Block 663, Lot 26, Sunnyside, Borough of Staten Island. Community Board #1S.I.

## APPEARANCES—

For Applicant: Philip Rampulla.

For Opposition: Norman Berger.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

Adjourned: 12:00 Noon.

ALAN D. GERSHUNY, *Executive Director*

## REGULAR MEETING

TUESDAY AFTERNOON, APRIL 25, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

## 1005-54-SA

APPLICANT—Union Carbide Corporation, Linde Division, owner.

SUBJECT—Additional storage tank.

## APPEARANCES—

For Applicant: Larry S. Weathersby.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on test reads:

1005-54-SA—Amendment to resolution to include additional storage tank.

Union Carbide Corporation, Linde Division, Tarrytown, New York, requested that the resolution adopted October 30, 1956 and amended through March 12, 1974 under Calendar Number 1005-54-SA be reopened and amended to include additional storage tanks.

PROPOSED USE: Storage tanks.

DESCRIPTION: The additional storage tanks, Models TM-13000 and TL-13000, have a capacity of 13,000 gallons. They store liquid oxygen, nitrogen, and argon.



# MINUTES

The tank height is 33'-11". Each tank consists of a double cylinder, with diameters of 105" and 122". The annular space between cylinders is evacuated and filled with perlite. The inner cylinder is .621" thick (.586" thick heads) nickel steel. It has a 247 psig working pressure. Safety features include a 247 psig safety valve, a 315 psig bursting disc, and a 422 psig hydrostatic test pressure.

The outer cylinder is 3/8" thick steel. Safety features include a 10 psig bursting disc, a 22.5 psig pneumatic pressure test, and a helium leak test.

**INSPECTION AND TEST:** The tanks have been certified by ASME to comply with Code Rules for Pressure Vessels, Section VIII, Division 1 (Form U-1A, Certificate of Authorization No. 13617).

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted October 30, 1956 and amended through March 12, 1974 under Calendar Number 1005-54-SA be reopened and amended to include additional storage tanks, Models TM-13000 and TL-13000, for liquid oxygen, nitrogen, and argon, on condition that all uses, locations, and installations of the tanks shall comply with the applicable requirements of the Building Code, Fire Prevention Code, and Zoning Resolution of the City of New York, the Rules of the Board, and the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 436-58-SA

**APPLICANT**—Tokheim Corporation, owner.

**SUBJECT**—Additional models and uses of gasoline pumps.

**APPEARANCES**—

For Applicant: Richard Schnabel.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

|                                                                                                                                      |   |
|--------------------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Chairman Fossella, Vice Chairman Agusta,<br>Commissioner Carroll, Commissioner Walsh and<br>Commissioner Cincotta ..... | 5 |
| Negative: .....                                                                                                                      | 0 |
| Absent: Commissioner Wolf .....                                                                                                      | 1 |

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

436-58-SA—Amendment to resolution to include additional models and uses of gasoline pumps.

Tokheim Corporation, Fort Wayne, Indiana, requested that the resolution adopted November 18, 1958 and amended

through November 3, 1976 under Calendar Number 436-58-SA be reopened and amended to include additional models and uses of gasoline pumps.

**PROPOSED USE:** Gasoline pumps.

**DESCRIPTION:** The additional uses of the previously approved Model 162 Series (with suffixes) gasoline pumps are for self-service stations, for which the pumps can be adapted with their prepay or postpay consoles, electronic receipt printer, and other interfacing capabilities.

The additional pumps and their controls are as follows: Models 1150AT, 1250AT, and 785 Series Dispensers with additional suffixes AFC or APC and M, G, or M-G; 900 Series Control Console Models 901-APC, 902-AFC, 902E-AFC, and 903-1, with or without suffixes M, G, M-G, LT, WT/M, WT/G and WT/M-G; 900 Series Control Junction Boxes Models 901J, 902JS, 902JR, with Cable and Socket Assemblies No. 313674, with Suffixes 1 or 3.

The dispensers are similar to those which have been previously approved, but have been modified to allow their use at self-service stations. The modifications are the addition of pulse transmitters to the gallon and cent computer wheels to allow remote readouts of gallons and price of the gasoline dispensed and the addition of solenoid valves for remote control of flow rate and shut-off of the gasoline.

The control consoles are at a remote location from the dispensers and provide the cashier with an emergency stop switch, a light emitting diode readout of gallons and price, a dispenser reset, and indication of the status of the dispenser (in use, reset, etc.) or the status of the hose outlet of the dispenser, and control of the electrical lines. The junction boxes are used for the electrical lines between the dispensers and the control consoles.

**INSPECTION AND TEST:** The equipment described has been tested and approved by Underwriters' Laboratories (Files MH1895 and MH6810A).

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted November 18, 1958 and amended through November 3, 1976 under Calendar Number 436-58-SA be reopened and amended to include the additional uses and models of gasoline pumps in self-service stations as described above, on condition that all uses and installations of the pumps shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number; and that all uses and installations shall comply with any future laws which may be enacted and conditions of approval by the Board of relevant administrative appeals concerning the locations of and required safety measures for self-service gasoline stations.

A sworn affidavit by a responsible officer of the manufacturer, familiar with the materials, processes and controls of the product manufacturer, shall be filed annually with this Board, certifying that such materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.



# MINUTES

634-59-SM

APPLICANT—Chicago Metallic Corporation, owner.

SUBJECT—Additional suspended ceiling systems.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh and  
Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

THE RESOLUTION—

634-59-SM—Amendment to resolution to include additional suspended ceiling systems.

Chicago Metallic Corporation, Chicago, Illinois, requested that the resolution adopted January 29, 1963 and amended through February 25, 1975 under Calendar Number 634-59-SM be reopened and amended to include additional suspended ceiling systems.

PROPOSED USE: Suspended ceiling systems (non fire rated).

DESCRIPTION: The additional systems are as follow: Nos. 200 and 211 Exposed Systems, Nos. 200 and 211 Concealed Systems, Nos. 800 and 811 Concealed Systems, Nos. 500 and 511 Systems, No. 640 Drywall Furring System, Nos. 800, 810 and 811 Exposed Systems, Nos. 818 and 819 Systems, 1100/1200 System, and No. 1900 System.

Their details are as follow:

*Nos. 200 and 211 Exposed System:*

The Nos. 200 and 211 Exposed non fire rated, direct hung, double web, steel grid systems are of an inverted tee section and are identical except for metal thickness.

The ends of the main runners are formed with identical interlocking "bayonet" type couplings, to interconnect and lock adjacent members.

The vertical webs of the Nos. 200 and 211 main runner contain slots spaced 6 inches on center, for the connection of cross tee members, and  $\frac{1}{4}$  inch diameter holes spaced  $\frac{3}{4}$  inch, both sides of cross tee slots for the attachment of No. 12 SWG hanger wires.

The main runners are spaced at 4 or 5 foot on center and are supported at 4 or 5 foot on center with No. 12 SWG hanger wire.

The cross tee end connections have a "snap-grid" self-locking end connection with corresponding inverted "Christmas tree" slots in both the main runner and cross tee.

The following cross tees may be used with the main runners: 201, 202, 203, 204, 205, 207, 214, 222 or 224.

*Nos. 200 and 211 Concealed System:*

The Nos. 200 and 211 Concealed non fire rated direct hung, upward or downward access steel grid system consists of the 200 or 211 main runners of an inverted tee section.

The ends of the main runner are formed with identical, interlocking "bayonet" type couplings, to interconnect and lock adjacent members.

The vertical web of the main runners contain slots spaced 6 inches on center, for the connection of cross tee members, and  $\frac{1}{4}$  inch diameter holes spaced  $\frac{3}{4}$  inch, both sides of the cross tee slots for the attachment of No. 12 SWG hanger wires.

The main runners are spaced at 4 or 5 foot on center and are supported at 4 or 5 foot on center with No. 12 SWG hanger wire.

The following cross tees may be used with the main runner. Nos. 68, 70, 73, 170, 172, 174, 175, 179, 195, 201, 202, 203, 204, 205, 207, 214, 222 or 224.

*Nos. 800 and 811 Concealed System:*

The Nos. 800 and 811 Concealed non fire rated, direct hung, upward or downward access grid systems consists of the No.

800 or 811 main runners of an inverted tee section.

The ends of the main runner are formed with identical interlocking tongues at each end to interconnect and lock adjacent members.

The vertical webs of the Nos. 800 and 811 main runner contain slots spaced 6 inches on center, for the connection of cross tee members, and  $\frac{1}{4}$  inch diameter holes spaced  $\frac{3}{4}$  inch both sides of the cross tee slots for the attachment of No. 12 SWG hanger wires.

The main runners are spaced at 4 or 5 foot on center and are supported at 4 or 5 foot on center with No. 12 SWG hanger wires.

The following cross tees may be used with the main runners: Nos. 68, 70, 73, 78/79, 80, 170, 172, 174, 175, 179, 195, 801, 802, 803, 804, 805, 807, 814, 822 or 824.

*Nos. 500 and 511 System:*

The Nos. 500 and 511 Exposed non fire rated, direct hung, single web steel grid systems are of an inverted tee section and are identical except for metal thickness.

The ends of the main runners are formed with identical interlocking tongues at each end to interconnect and lock adjacent members.

The main runners are spaced 4 or 5 foot on center and are supported at 4 or 5 foot on center with No. 12 SWG hanger wires.

The 500/511 series cross tee end connections have a "snap grid" self locking end connection with corresponding inverted "Christmas tree" slots in both the main runners and cross tees. The following cross tees may be used with the main runners: Nos. 501, 502, 503, 504, 505, 509, 512, 513, 514 or 524.

The 400/411 series cross tee end connections have an elongated slot that, when installed in the 500/511 main runner, extends to either side of the main runner vertical web. When the cross tee or tees are installed in the main runners a No. 415 intersection clip is installed over the "bulb" of the main runner through the slots in the cross tee. A detent in the 415 clip prevents fallout due to vibration, etc. The following cross tees may be used with the main runners: Nos. 401, 402, 403, 404, 405, 409 or 414.

*No. 640 Drywall Furring System:*

The No. 640 Drywall Furring System is a concealed, non fire rated, direct hung furring system which consists of the No. 640 furring runner, 644 furring tee and 804 cross tee having an inverted tee section.

The No. 640 furring runner and 644 furring tee are identical in cross section to the No. 800 main runner and 804 cross tee except for their  $1\frac{3}{8}$  inch flange width. The furring runners are spaced at a maximum of 4 feet on center and are suspended with No. 12 SWG hanger wire spaced a maximum of 4 feet on center.

The ends of the furring runners are formed with identical, interlocking tongues at each end to interconnect and lock adjacent members. The vertical web of the furring runner contain slots spaced 8 inches on center for the connection of furring tee members, and  $\frac{1}{4}$  inch diameter holes spaced  $\frac{3}{4}$  inch each side of the cross tee slots for the attachment of No. 12 SWG hanger wires. The furring tees are spaced 16 or 24 inches on center according to recommendations of the drywall manufacturer of the material applied. The No. 644 furring tee has stepped ends which override the horizontal flange of the furring runners.

The No. 804 cross tees are installed 48 inches on center, perpendicular to the 640 furring runners, additional 804 cross tees are installed 24 inches on center, parallel to and midway between the 640 furring runners to accommodate the installation of Nema "G" type 2x4 foot fluorescent light fixtures.

Gypsum Drywall panels 4 feet wide by 8 or 12 feet long are screw attached to the horizontal flanges of the furring runners and tees with No. 6 by 1 inch flathead self-tapping sheet metal screws. Screw spacing is to be  $\frac{3}{8}$  inch minimum in from the wallboard edges and spaced a maximum of 12 inches on center, all members. Screw heads are to be flush with the surface of the wallboard.



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## *No. 800, 810 and 811 Exposed Systems:*

The Nos. 800, 810 and 811 exposed, non fire rated, direct hung, double web, steel grid systems are of an inverted tee section and are identical except for metal thickness.

The ends of the main runners are formed with identical interlocking tongues at each end to interconnect and lock adjacent members.

## *Nos. 818 and 819 System:*

The Nos. 818 and 819 20/60x60, exposed, non fire rated, direct hung, double web, steel grid systems are of an inverted tee section and are identical in cross section to the 800 and 811 respectively.

The ends of the main runners are formed with identical, interlocking tongues at each end to interconnect and lock adjacent members.

The vertical web of the 818 main runner contains a series of 3 slots, 1 inch apart, spaced 10 inches in center, for the connection of cross tee members, and  $\frac{1}{4}$  inch diameter holes spaced  $\frac{3}{4}$  inch to the outside of the outer slots for the attachment of No. 12 SWG hanger wire.

The vertical web of the 819 main runner contains slots spaced 10 inches on center, for the connection of cross tee members, and  $\frac{1}{4}$  inch diameter holes spaced  $\frac{3}{4}$  inch both sides of the cross tee slots for the attachment of No. 12 SWG hanger wires.

The main runners are spaced at 5 foot on center and are supported at 5 foot on center with No. 12 SWG hanger wires.

The following cross tees may be used with the main runners, 805, 806, 808 or 821. Only the 808 cross tee may be used to support a 20x60 inch fluorescent light fixture.

When used in an "ashlar" pattern the No. 415 intersection clip should be used to lock the 808 cross tee in the main runner.

## *1100/1200 System:*

The 1100 exposed, non fire rated grid system is rollformed into an inverted, flanged "C" section. The ends of the channel runners are formed with a 90 degree included angles at the top of the "hat" section for insertion into a four-way channel coupling. The channel runner is attached to the coupling with either  $\frac{1}{8}$  inch diameter "pop" rivets or No. 10 self-tapping sheet metal screws.

Four Hanger tabs with  $\frac{3}{16}$  inch diameter holes for insertion of the No. 1908 hanger clip are formed as an integral part of the channel coupling. The No. 1908 hanger clip is suspended by No. 12 SWG hanger wire.

The opening created by the forming of the four hanger tabs is to allow for the installation of sprinkler heads, etc. at the grid intersections.

Four additional tabs are formed at a 45 degree angle to the horizontal at 90 degree spacing to allow for the installation of seismic splay wires where required.

The following cross tees may be used with the channel runners: Nos. 801, 821, 802 and 1115.

The 1200 air channel runners are identical to the 1100 channel runners except the top of the "hat" section is slotted to allow for air supply or return capabilities.

## *No. 1900 System:*

The No. 1900, 5 x 5, exposed, non fire rated, direct hung, double web, steel grid system is of an inverted flanged "C" section.

The ends of the main runner are punched to receive a No. 1910 coupling. The coupling and main runners are interconnected and locked together by two,  $\frac{1}{8}$  inch diameter "pop" rivets per main runner end or 4 rivets per runner.

The 1900 main runner is punched to have integral cross tee intersection at midpoint and each end. The vertical webs are slotted 30 inch in from each end in groups of three, 1 inch on center, with single slots 10 and 12 inches both sides of every group of three slots.  $\frac{1}{4}$  inch diameter holes are located at the ends, mid-point and  $\frac{3}{4}$  inch to the outside of the outer slots to the three slot groups, for insertion of the No. 1908 hanger clip.

The main runners are spaced 5 foot on center and are supported at 5 foot on center by the No. 1908 hanger clip.

The No. 1908 hanger clip is suspended by No. 12 SWG hanger wire.

The following cross tees may be used with the main runner: Nos. 802, 821, 1903, 1904, 1905, 1906 or 1907.

**INSPECTION AND TEST:** The ceiling systems have been tested and approved by Underwriters' Laboratories (File R4541) and Pittsburgh Testing Laboratories (No. CH-3212).

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted January 29, 1963 and amended through February 25, 1975 under Calendar Number 634-59-SM be reopened and amended to include the additional suspended ceiling systems listed above on the following conditions:

1. All plans of proposed uses of the systems shall include calculations which show how the results of the test reports cited above meet, for each particular use, the requirements of Reference Standard RS 5-16 of the Building Code of the City of New York.

2. All applicable requirements of the original resolution and previous amendments adopted under this Calendar Number shall be complied with.

3. All plans of proposed uses shall include graphic and illustrative material which satisfactorily describes the systems and assemblies and shall state that the systems are approved by the Board of Standards and Appeals for use in New York City under Calendar Number 634-59-SM.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 160-63-SM

APPLICANT—DeVac, Incorporated, owner.

SUBJECT—Additional window.

## APPEARANCES—

For Applicant: A. P. Grill.

**ACTION OF BOARD—**Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh and  
Commissioner Cincotta ..... 5

Negative: ..... 0

Absent: Commissioner Wolf ..... 1

## THE RESOLUTION—

160-63-SM—Amendment to resolution to include an additional window.

DeVac, Incorporated, Minneapolis, Minnesota, requested that the resolution adopted March 3, 1964 and amended through June 5, 1973 under Calendar Number 160-63-SM be reopened and amended to include an additional window.



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PROPOSED USE: Non-fire rated window.

DESCRIPTION: The additional window, DeVac Model 860, is similar to the previously approved DeVac windows. It is a single or double hung aluminum window. The difference is that the Model 860 is glazed with sealed insulating glass into thermally separated sash members.

INSPECTION AND TEST: The window was tested and certified by Peter F. DeJongh, P. E., New York, Consulting Engineer, to be capable of positive and negative uniform structural loads of up to 50 pounds per square foot.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 3, 1964 and amended through June 5, 1973 under Calendar Number 160-63-SM be reopened and amended to include an additional non-fire rated window, DeVac Model 860, on condition that all uses, locations, and installations of the windows shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation or approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 384-71-SA

APPLICANT—Chemetron Fire Systems, Division of Chemetron Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh and  
Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

384-71-SA—Amendment to resolution so as to show a change of corporate name.

Chemetron Fire Systems, Division of Chemetron Corporation, Chicago, Illinois, requests that the resolution adopted July 20, 1971 and as amended through July 5, 1977 under Calendar Number 348-71-SA be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Sprinkler system heads.

DESCRIPTION: The applicant requests that the corporate name be changed from Chemetron Corporation, Fire Systems Division, Star Sprinkler Products to Chemetron Fire Sys-

tems, Division of Chemetron Corporation. Also, known as Chemetron Corporation, Fire Systems Division and Chemetron.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 20, 1971 and as amended through July 5, 1977 under Calendar Number 384-71-SA be reopened and amended so as to show a change of corporate name as described above on condition that the uses and installations of the sprinkler system heads shall comply with the applicable requirements of the Building Code of the City of New York and of the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 385-71-SA

APPLICANT—Chemetron Fire Systems, Division of Chemetron Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh and  
Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

385-71-SA—Amendment to resolution so as to show a change of corporate name.

Chemetron Fire Systems, Division of Chemetron Corporation, Chicago, Illinois, requests that the resolution adopted July 20, 1971 and as amended July 19, 1977 under Calendar Number 385-71-SA be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Fire protection water motor alarm.

DESCRIPTION: The applicant requests that the corporate name be changed from Chemetron Corporation, Fire Systems Division, Star Sprinkler Products to Chemetron Fire Systems, Division of Chemetron Corporation. Also known as Chemetron Corporation, Fire Systems Division and Chemetron.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 20, 1971 and as amended July 19, 1977 under Calendar Number 385-71-SA



# MINUTES

be reopened and amended so as to show a change of corporate name as described above on condition that the uses and installations of the fire protection water motor alarm shall comply with the applicable requirements of the Building Code of the City of New York and of the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 13-73-SA

APPLICANT—Chemetron Fire Systems, Division of Chemetron Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—  
For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh and  
Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
13-73-SA—Amendment to resolution so as to show a change of corporate name.

Chemetron Fire Systems, Division of Chemetron Corporation, Chicago, Illinois, requests that the resolution adopted October 2, 1973 and as amended July 19, 1977 under Calendar Number 13-73-SA be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Swing check valve.

DESCRIPTION: The applicant requests that the corporate name be changed from Chemetron Corporation, Fire Systems Division, Star Sprinkler Products to Chemetron Fire Systems, Division of Chemetron Corporation. Also known as Chemetron Corporation, Fire Systems Division and Chemetron.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 2, 1973 and as amended July 19, 1977 under Calendar Number 13-73-SA be reopened and amended so as to show a change of corporate name as described above on condition that the uses and installations of the swing check valve shall comply with the applicable requirements of the Building Code of the City of New York and of the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 14-73-SA

APPLICANT—Chemetron Fire Systems, Division of Chemetron Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh and  
Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
14-73-SA—Amendment to resolution so as to show a change of corporate name.

Chemetron Fire Systems, Division of Chemetron Corporation, Chicago, Illinois, requests that the resolution adopted October 2, 1973 and as amended July 19, 1977 under Calendar Number 13-73-SA be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Automatic sprinkler heads.

DESCRIPTION: The applicant requests that the corporate name be changed from Chemetron Corporation, Fire Systems Division, Star Sprinkler Products to Chemetron Fire Systems, Division of Chemetron Corporation. Also known as Chemetron Corporation, Fire Systems Division and Chemetron.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 2, 1973 and as amended July 19, 1977 under Calendar Number 13-73-SA be reopened and amended so as to show a change of corporate name as described above on condition that the uses and installations of the automatic sprinkler heads shall comply with the applicable requirements of the Building Code of the City of New York and of the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of



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corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 4-75-SA

APPLICANT—Gaviner, Incorporated, owner.

SUBJECT—Additional fire extinguisher.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh and  
Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

4-75-SA: Amendment to resolution to include additional fire extinguisher.

Graviner, Incorporated, Mountainside, New Jersey, requested that the resolution adopted May 6, 1975 and amended through June 7, 1977 under Calendar Number 4-75-SA be reopened and amended to include an additional fire extinguisher.

PROPOSED USE: Halon 1211 portable fire extinguisher.

DESCRIPTION: The additional extinguisher, Swordsman Model 16-14, 2A-20B:C is similar to the previously approved Swordsman extinguishers. It differs in size and rating.

The extinguisher contains 16 pounds of Halon 1211 extinguishing agent. The extinguisher is rated as the equivalent of a 2.5 gallon water extinguisher plus a 50 pound carbon dioxide extinguisher for Class B (Flammable liquid) and Class C (electrical) fires.

INSPECTION AND TEST: The extinguisher has been tested and approved by Underwriters' Laboratories (File EX 2668).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted May 6, 1975 and amended through June 7, 1977 under Calendar Number 4-75-SA be reopened and amended to include an additional Halon 1211 portable fire extinguisher, Swordsman Model 16-14, 2A-20B:C, on condition that all uses and locations of the extinguisher shall comply with the applicable requirements of the Building Code of the City of New York, Fire Prevention Directives, and the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of cor-

porate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Eng.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 27-75-SA

APPLICANT—Chemetron Fire Systems, Division of Chemetron Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh and  
Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on test reads:

27-75-SA—Amendment to resolution so as to show a change of corporate name.

Chemetron Fire Systems, Division of Chemetron Corporation, Chicago, Illinois requests that the resolution adopted June 3, 1975 and as amended July 5, 1977 under Calendar Number 27-75-SA be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Check valves.

DESCRIPTION: The applicant requests that the corporate name be changed from Chemetron Corporation, Fire Systems Division, Star Sprinkler Products to Chemetron Fire Systems, Division of Chemetron Corporation. Also known as Chemetron Corporation, Fire Systems Division and Chemetron.

RECOMMENDATION: The Committee on Test recommends that resolution adopted June 3, 1975 and as amended July 5, 1977 under Calendar Number 27-75-SA be reopened and amended so as to show a change of corporate name as described above on condition that the uses and installations of the check valves shall comply with the applicable requirements of the Building Code of the City of New York and of the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,



# MINUTES

STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 189-75-SA

APPLICANT—Chemetron Fire Systems, Division of Chemetron Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh and  
Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
189-75-SA—Amendment to resolution so as to show a change of corporate name.

Chemetron Fire Systems, Division of Chemetron Corporation, Chicago, Illinois, requests that the resolution adopted October 7, 1975 and as amended June 21, 1977 under Calendar Number 189-75-SA be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Thermostats for fire alarm equipment.

DESCRIPTION: The applicant requests that the corporate name be changed from Chemetron Corporation, Fire Systems Division, Star Sprinkler Products to Chemetron Fire Systems, Division of Chemetron Corporation. Also known as Chemetron Corporation, Fire Systems Division and Chemetron.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 7, 1975 and as amended so as to show a change of corporate name as described above on condition that the uses and installations of the thermostats for fire alarm equipment shall comply with the applicable requirements of the Building Code of the City of New York and of the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 827-77-SM

APPLICANT—ICI Americas, Incorporated, owner.

SUBJECT—Additional chemical admixture.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh, and  
Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
827-77-SM: Amendment to resolution to include additional chemical admixture.

ICI Americas, Incorporated, Wilmington, Delaware, requested that the resolution adopted December 13, 1977 under Calendar Number 827-77-SM be reopened and amended to include an additional chemical admixture.

PROPOSED USE: Chemical admixture for concrete.

DESCRIPTION: The additional liquid admixture, Mighty 150-RD2, is similar to the previously approved Mighty 150 admixture. Both are water reducing admixture, as defined by Type A of ASTM C494.

Mighty 150-RD2 has an additional setting time retarder to qualify as a Type D water reducing and retarding admixture, as defined by ASTM C494. Mighty 150-RD2 is used to prevent premature setting of concrete in hot weather.

INSPECTION AND TEST: The Mighty 150-RD2 admixture was tested and certified to meet the requirements of ASTM C494 for a Type D water reducing and retarding admixture by the Portland Cement Association, Construction Technology Laboratories (CR-2049), Skokie, Illinois.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 13, 1977 under Calendar Number 827-77-SM be reopened and amended to include Mighty 150-RD2 as an ASTM C494 Type D water reducing and retarding chemical admixture for concrete, on condition that all designs and calculations for concrete using the admixture shall comply with the applicable requirements of Article 10 and RS 10 of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.



# MINUTES

834-77-SA

APPLICANT—G and W Gamewell/Alarmtronics, owner.

SUBJECT—Application November 14, 1977—Sensmoke Ionization Smoke Detector—Model Nos. 29968 and 29969, 30003, 30006.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
834-77-SA—Gamewell, Incorporated, Marlborough, Massachusetts, filed for approval of Gamewell fire alarm equipment (listed below) under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Fire alarm equipment.

DESCRIPTION: The equipment consists of fire alarm control, annunciation, and graphic display panels and auxiliary related equipment, such as a voice communication system with fire warden stations, station horns, bells, smoke detectors, etc.

A list of the equipment is as follows:

*Flexalarm III*

Module G  
Module CA

*Sensmoke Ionization Smoke Detector*

*Remote Fire Alarm Annunciators*

|            |          |           |
|------------|----------|-----------|
| Model Nos. | M-7006   | M-7006-6  |
|            | M-7006-1 | M-7006-7  |
|            | M-7006-2 | M-7006-8  |
|            | M-7006-3 | M-7006-9  |
|            | M-7006-4 | M-7006-10 |
|            | M-7006-5 | M-7006-11 |

*Flex Alert—Audio Control Fire Alarm*

|         |            |
|---------|------------|
| 30016   | Module P   |
| 30010   | Module T   |
| 30010-1 | Module W   |
| 30014   | Module T 1 |
| 30017   | Module T 2 |
| 30011   | Module H   |
| 30009   | Module H 1 |
| 30023   | Module Q   |
| 30024   | Module Q 1 |
| 30021   | Module U   |
| 30022   | Module V   |

*Zans 200 Fire Alarm Control Unit*

*Vitanguard—Non Coded Fire Alarm Station*  
(Explosion Proof and Weatherproof)

|          |          |
|----------|----------|
| 21868-1  | M2513-17 |
| 21868-3  | M2513-24 |
| 21868-5  | M2513-25 |
| 21868-8  | M2513-26 |
| MD-59    | 9210-C   |
| MD-92    | 9210-D   |
| MD-92-7  | 21855    |
| MD-92-8  | 21869    |
| M2513-10 | 43480    |
| M2513-11 |          |

*Flex Alarm Non-Coded Fire Alarm Stations*

Model Nos. M50-19  
M50-21 plus mounting accessories

*Photo Electric Smoke Detector*

Model Nos. 67394  
67395  
67396  
67397  
67398  
67399

*Bells, Horns Chimes*

|            |       |       |
|------------|-------|-------|
| Model Nos. | 49559 | 49545 |
|            | 49550 | 49565 |
|            | 49567 | 50265 |
|            | 67460 | 49564 |
|            | 49552 | 49555 |
|            | 66863 | 66856 |
|            | 49588 | 67459 |
|            | 49554 | 67300 |
|            | 49997 | 47587 |
|            | 66859 | 49556 |

*Coded Fire Alarm Stations*

Series Nos. 66975  
66976  
66977  
66978  
66979

*Heat Detectors*

Star Sprinkler Spot-Lite Lowecator Models 501, 502, 503, 504

Star Sprinkler Series 600, Model A, AT, B, AB

*Electromagnetic Door Holders*

|            |       |       |
|------------|-------|-------|
| Model Nos. | 50262 | 50266 |
|            | 50263 | 50267 |
|            | 50264 | 50281 |
|            | 50265 | 60282 |

*Audio-Visual Signals*

Model Nos. 66971  
66972  
67039  
67040

*Visual Signals*

Model Nos. 67078  
67079  
67080  
67081

INSPECTION AND TEST: The equipment has been tested and approved by Underwriters' Laboratories and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATION: The Committee on Test recommends the approval of the Gamewell fire alarm equipment listed above under the provisions of Article 17 and RS 17-3 of the Building Code of the City of New York on the following conditions:

1. All uses, locations, and installations of the equipment shall comply with the applicable requirements of Reference Standard RS 17-3 of the Building Code, Chapter 19 of the Administrative Code and Fire Prevention Directives.

2. The system shall be used with only approved speakers.

3. The equipment shall be permanently labeled: "Approved by The Board of Standards and Appeals for use in New York City under Calendar Number 834-77-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure



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to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

## 823-77-SM

APPLICANT—Booth Fire Escape Limited, owner.  
SUBJECT—Application November 7, 1977—Booth Evacuation System.  
APPEARANCES—  
For Applicant: None.  
ACTION OF BOARD—Laid over to May 23, 1978, at 2 P.M., for hearing.

## 545-77-A

APPLICANT—Allen B. Terjesen for Northfield Savings Bank, owner.  
SUBJECT—Application August 12, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—1731 Victory Boulevard, northeast corner of Winthrop Place, Block 349, Lot 1, Four Corners, Borough of Staten Island.  
APPEARANCES—  
For Applicant: Allen B. Terjesen.  
ACTION OF BOARD—Appeal granted on condition.  
THE VOTE—  
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 8, 1977, on Alt. Applic. # 26/77, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewer into which discharge is feasible is located within 500 ft. of the property is contrary to Section P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated August 8, 1977, acting on Alt. Applic. #26/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting his site, the structure then will connect to such sewer; *on further condition* that the building shall sub-

stantially conform to drawings, marked "Received August 12, 1977", 3 sheets; and that all laws, rules and regulations shall be complied with.

## 803-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).  
PREMISES AFFECTED—730 Edgegrove Avenue, south side, 290.00 ft. East of Ellsworth Avenue, Block 6831, Lot 25, Huguenot, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 18, 1977, on N.B. Applic. #413/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated October 18, 1977, acting on N.B. Applic. #413/77 Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25% of the volume required, a minimum of 75% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and *on further conditions* that the building shall substantially conform to drawings marked received "November 1, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 804-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).  
PREMISES AFFECTED—704 Edgegrove Avenue, southwest corner of Huguenot Avenue, Block 6831, Lot 36, Huguenot, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.



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## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 27, 1977, on N.B. Applic. #910/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated October 27, 1977, acting on N.B. Applic. #910/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25% of the volume required, a minimum of 75% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and *on further conditions* that the building shall substantially conform to drawings marked received "November 1, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 805-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—712 Edgegrove Avenue, south side, 81.12 feet west of Huguenot Avenue, Block 6831, Lot 31, Huguenot, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 27, 1977, on N.B. Applic. #911/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated October 27, 1977, acting on N.B. Applic. #911/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25% of the volume required, a minimum of 75% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and *on further conditions* that the building shall substantially conform to drawings marked received "November 1, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 806-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—728 Huguenot Avenue, northwest corner of Darlington Avenue, Block 6831, Lot 40, Huguenot, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #912/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #912/77 Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25% of the volume required, a minimum of 75% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; dry wells are to be located so as to



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allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and *on further conditions* that the building shall substantially conform to drawings marked received "November 1, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 807-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—269 Darlington Avenue, north side, 63.80 feet west of Huguenot Avenue, Block 6831, Lot 46, Huguenot, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #913/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #913/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25% of the volume required, a minimum of 75% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and *on further conditions* that the building shall substantially conform to drawings marked received "November 1, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 808-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—752 Edgegrove Avenue, south

side, 80 feet east of Ellsworth Avenue, Block 6831, Lot 12, Huguenot, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 18, 1977, on N.B. Applic. #416/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated October 18, 1977, acting on N.B. Applic. #416/77 Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25% of the volume required, a minimum of 75% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and *on further conditions* that the building shall substantially conform to drawings marked received "November 1, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 809-77-A

APPLICANT—Alphonse J. Calvanico for Simon Meiteles, owner.

SUBJECT—Application November 1, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—760 Edgegrove Avenue, southeast corner of Ellsworth Avenue, Block 6831, Lot 1, Huguenot, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 18, 1977, on N.B. Applic. #927/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of



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the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated October 18, 1977, acting on N.B. Applic. #927/77 Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25% of the volume required, a minimum of 75% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and *on further conditions* that the building shall substantially conform to drawings marked received "November 1, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 813-77-A

APPLICANT—Alphonse J. Calvanico for Henry Tritt, owner.

SUBJECT—Application November 4, 1977—Appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—161 Eylandt Street, northeast corner of Barclay Avenue, Block 6378, Lot 1, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 3, 1977, on N.B. Applic. #784/77, reads:

"The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 3, 1977, acting on N.B. Applic. #784/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the vol-

ume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 4, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 814-77-A

APPLICANT—Alphonse J. Calvanico for Henry Tritt, owner.

SUBJECT—Application November 4, 1977—Filed pursuant to Section 36, Article of the General City Law re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—153 Eylandt Street, north side, 64.01 feet east of Barclay Avenue, Block 6378, Lot 73, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 5, 1977, on N.B. Applic. #786/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 5, 1977, acting on N.B. Applic. 786/77, Objection Nos. 1A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the



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sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that Objection Number 1A and B is granted under the powers vested in the Board under Sections 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received November 4, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 815-77-A

APPLICANT—Alphonse J. Calvanico for Henry Tritt, owner.

SUBJECT—Application November 4, 1977—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—147 Eylandt Street, north side, 125.51 feet east of Barclay Avenue, Block 6378, Lot 71, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 5, 1977, on N.B. Applic. #785/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 5, 1977, acting on N.B. Applic. #785/77, Objection Nos. 1A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required

retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that Objection Number 1A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received November 4, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 816-77-A

APPLICANT—Alphonse J. Calvanico for Henry Tritt, owner.

SUBJECT—Application November 4, 1977—Filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—134 Tallman Street, south side, 214.38 feet east of Barclay Avenue, Block 6378, Lot 18, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 5, 1977, on N.B. Applic. #787/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No. C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standards RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 5, 1977, acting on N.B. Applic. #787/77, Objection Nos. 1A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 26 percent of the volume required, a minimum of 75 percent of



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volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that Objection Number 1A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received November 4, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 817-77-A

APPLICANT—Alphonse J. Calvanico for Henry Tritt, owner.

SUBJECT—Application November 4, 1977—Filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—148 Tallman Street, south side, 66.38 feet east of Barclay Avenue, Block 6378, Lot 11, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 5, 1977, on N.B. Applic. #788/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 5, 1977, acting on N.B. Applic. #788/77. Objection No. 1A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer

is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that Objection Number 1A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received November 4, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 818-77-A

APPLICANT—Alphonse J. Calvanico for Henry Tritt, owner.

SUBJECT—Application November 4, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—158 Tallman Street, southeast corner of Barclay Avenue, Block 6378, Lot 6, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 5, 1977, on N.B. Applic. #783/77, reads:

"The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 5, 1977, acting on N.B. Applic. #783/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 4, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 819-77-A

APPLICANT—Alphonse J. Calvanico for Agatha Blois, owner.



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SUBJECT—Application November 4, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—138 Tallman Street, south side, 174.38 feet east of Barclay Avenue, Block 6378, Lot 16, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 5, 1977, on N.B. Applic. #904/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No. C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated October 5, 1977, acting on N.B. Applic., #904/77, Objection Nos. 1A and B and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25% of the volume required, a minimum of 75% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that objection Nos. 1A and B is granted under the powers vested in the Board under Section 36 of the General City Law; and *on further conditions* that the building shall substantially conform to drawings marked received "November 4, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 820-77-A

APPLICANT—Alphonse J. Calvanico for Judy Tenenbaum, owner.

SUBJECT—Application November 4, 1977—Filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street;

proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—142 Tallman Street, south side, 134.38 feet east of Barclay Avenue, Block 6378, Lot 14, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 5, 1977, on N.B. Applic. #905/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No. C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than once commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated October 5, 1977, acting on N.B. Applic. #905/77, Objection Nos. 1 A and B and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area; same to be verified by Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry well may be used to satisfy the required retained volume as long as it represents not more than 25% of the volume required, a minimum of 75% of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that objection number 1A and B is granted under the powers vested in the Board under Section 36 of the General City Law; and *on further conditions* that the building shall substantially conform to drawings marked received "November 4, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 900-77-A

APPLICANT—Alphonse J. Calvanico for Frank Esposito, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—480 Sleight Avenue, northwest corner of Hylan Boulevard, Block 7889, Lot 46, Tottenville, Borough of Staten Island.



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## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #989/76, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 17, 1977, acting on N.B. Applic. #989/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 941-77-A

APPLICANT—Louis Lieberman for Frbil Realty Corporation, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- extension of motor vehicle repair shop into two story frame building.

PREMISES AFFECTED—8664-8666 18th Avenue, west side, 150 feet north of Benson Avenue, Block 6368, Lot 55, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 9, 1977, on Alt. Applic. #1242/44, reads:

"1. Extension of motor vehicle repair shop into two story frame building is contrary to Sec. 4.2.1. B.C."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Fire Commissioner, dated December 9, 1977, acting on Alt. Applic. #1242/44, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that an approved automatic sprinkler system be installed throughout the entire building; that the stairway leading to the second floor be closed off except for a 2 x 4 Fire Department access door; that all auto repairs be limited to removal, repair and installation of radiators; and *on further conditions* that the building shall substantially conform to drawings marked received "December 13, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 948-77-A

APPLICANT—Alphonse J. Calvanico for Alphonse J. Calvanico, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—635 Darlington Avenue, northeast corner of Lenevar Avenue, Block 6914, Lot 1 Princes Bay, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1977, on N.B. Applic. #974/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 18, 1977, acting on N.B. Applic. #974/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the **dry** wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 949-77-A

APPLICANT—Alphonse J. Calvanico, owner.

SUBJECT—Application December 13, 1977—appeal from a



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decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—623 Darlington Avenue, north side, 108.84 feet east of Lenevar Avenue, Block 6914, Lot 96, Princes Bay, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1977, on N.B. Applic. #973/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 18, 1977, acting on N.B. Applic. #973/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 950-77-A

APPLICANT—Alphonse J. Calvanico, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—611 Darlington Avenue, north side, 208.84 feet east of Lenevar Avenue, Block 6914, Lot 91, Princes Bay, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1977, on N.B. Applic. #972/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 18, 1977, acting on N.B. Applic. #972/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 951-77-A

APPLICANT—Alphonse J. Calvanico, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposal use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1066 Edgegrove Avenue, south side, 83.20 feet east of Lenevar Avenue, Block 6914, Lot 12, Princes Bay, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1977, on N.B. Applic. #971/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of the storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 18, 1977, acting on N.B. Applic. #971/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the



# MINUTES

volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 952-77-A

APPLICANT—Alphonse J. Calvanico, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1056 Edgegrove Avenue, south side, 183.20 east of Lenevar Avenue, Block 6914, Lot 14, Princes Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1977, on N.B. Applic. #970/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 18, 1977, acting on N.B. Applic. #970/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 961-77-A

APPLICANT—Peter F. Oddo, Jr., for Catlumac Corporation, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—3 McCormick Place, northwest corner of Parkinson Avenue, Block 3221, Lot 5, Grasmere, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 1, 1977, on N.B. Applic. #1240/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off site per Reference Standard RS-16 Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated December 1, 1977, acting on N.B. Applic. #1240/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 962-77-A

APPLICANT—Peter F. Oddo, Jr., for Catlumac Corporation, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—5 McCormick Place, north side, 28 feet west of Parkinson Avenue, Block 3221, Lot 6, Grasmere, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, and Commissioner Cincotta ..... 5



# MINUTES

Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 1, 1977, on N.B. Applic. #1241/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off site per Reference Standard RS-16 Section P110.2 (e) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated December 1, 1977, acting on N.B. Applic. #1241/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 991-77-A

APPLICANT—M. Milton Glass for William L. Morris, et al, c/o Adams and Company Real Estate, Incorporated, owner.

SUBJECT—Application December 27, 1977—appeal from a decision of the Fire Commissioner re- Elevator in readiness.

PREMISES AFFECTED—42-50 West 39th Street, south-east corner of Sixth Avenue, Block 840, Lot 71, Borough of Manhattan.

## APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

## THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated December 6, 1977, on Folder #114086.01, reads:

"In reply to your request of November 19th, 1977 for a Quick Response Elevator Service at the above premises is hereby denied."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order of the Fire Commissioner, dated December 6, 1977, acting on Folder #114086.01, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of 10 years, on condition that an approved agency in accordance with Calendar Number 630-56-GR be permitted to perform the service; that the records and

reports required by the Fire Department shall be maintained; that the sprinkler system have a central office connection; and that should the service for any reason be discontinued, that this grant shall automatically lapse; and *on further condition* that the building shall substantially conform to drawings, marked "Received December 27, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 992-77-A

APPLICANT—M. Milton Glass for East Twenty Sixth Joint Venture c/o Adams and Company Real Estate, Incorporated, owner.

SUBJECT—Application December 27, 1977—appeal from a decision of the Fire Commissioner re- Elevator in readiness.

PREMISES AFFECTED—11-13 East 26th Street, north side, 157.6 feet east of 5th Avenue, 6-8 East 27th Street, Block 856, Lot 9, Borough of Manhattan.

## APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5  
Negative: ..... 0  
Absent: Commissioner Wolf ..... 1

## THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated December 6, 1977, on Folder #110948.01, reads:

"In reply to your request of November 19th, 1977 for a Quick Response Elevator Service at the above premises is hereby denied."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order of the Fire Commissioner dated December 6, 1977, acting on Folder #110948.01, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of 10 years, on condition that an approved agency in accordance with Calendar Number 630-56-GR be permitted to perform the service; that the records and reports required by the Fire Department shall be maintained; that the sprinkler system have a central office connection; and that should the service for any reason be discontinued, that this grant shall automatically lapse; and *on further condition* that the building shall substantially conform to drawings, marked "Received December 27, 1977", one sheet; and that all laws, rules and regulations shall be complied with.

## 7-78-A

APPLICANT—McGee and Morsellino for Sam Minnel, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—44-22 233rd Street, west side, 72 feet south of Northern Blvd., Block 8165, Lot 6, Douglaston, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0



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## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1977, on N.B. Applic. #383/75, reads:

"1. The proposed 100% on site disposal of storm water for New Bldg. and Site (36,000 sq. ft.) to be used as indoor Tennis Center, where no public sewer (storm or combined) into which discharge is feasible is located within 500 ft. of property, is contrary to RS-16 P110.2(e2) and P110.2(e5) L.L. #7/74."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated December 30, 1977, acting on N.B. Applic. #383/75, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Building Department; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; *on further condition* that the building shall substantially conform to drawings, marked "Received January 5, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

## 9-78-A

APPLICANT—M. Milton Glass for Pennbus Realty, Incorporated, owner.

SUBJECT—Application January 6, 1978—appeal from a decision of the Fire Commissioner re- elevator in readiness.

PREMISES AFFECTED—571/581 Eighth Avenue, northwest corner of West 38th Street, Block 762, Lot 33, Borough of Manhattan.

## APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated December 30, 1977, reads:

"In reply to your request of December 21, 1977 for a Quick Response Elevator Service at the above premises is hereby denied."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the letter of the Fire Commissioner, dated December 30, 1977, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that an approved agency in accordance with Calendar Number 630-56-GR be permitted to perform the service; that the records and reports required by the Fire Department shall be maintained; that the sprinkler system have a central office connection; that should the service for any reason be discontinued, that this grant shall automatically lapse; *on further condition* that the building shall substantially conform to drawings, marked "Received January 6, 1978",

one sheet; and that all laws, rules and regulations shall be complied with.

## 652-77-A

APPLICANT—Charles Rizzo for Herman's Sporting Goods, owner.

SUBJECT—Application October 3, 1977—appeal from a decision of the Fire Commissioner re- storage of propane cylinders.

PREMISES AFFECTED—135/139 West 42nd Street, north side, 187.10 feet east of Broadway, Block 995, Lot 15, Borough of Manhattan.

## APPEARANCES—

For Applicant: Charles Rizzo and Bernard Cutler.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for decision; hearing closed.

## 839-77-A

APPLICANT—Alphonse J. Calvanico for Gino Tucci, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Almond Street, west side, 134.21 feet south of Vespa Avenue, Block 6011, Lot 44, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for decision; hearing closed.

## 840-77-A

APPLICANT—Alphonse J. Calvanico, for Gino Tucci, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84 Almond Street, southeast corner of Vespa Avenue, Block 6011, Lot 55, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for decision; hearing closed.

## 841-77-A

APPLICANT—Alphonse J. Calvanico, for Gino Tucci, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—64 Almond Street, westside 214.21 feet South of Vespa Avenue, Block 6011, Lot 38, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 9, 1978, at 2 P.M., for decision; hearing closed.

## 842-77-A

APPLICANT—Alphonse J. Calvanico, for Gino Tucci, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).



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PREMISES AFFECTED—42 Almond Street, westside  
358.43 feet North of Woodrow Road, Block 6011, Lot 77,  
Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 9, 1978, at 2  
P.M., for decision; hearing closed.

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## 843-77-A

APPLICANT—Alphonse J. Calvanico, for Gino Tucci,  
Owner.

SUBJECT—Application November 15, 1977—appeal from a  
decision of the Borough Superintendent, re- proposed use  
of drywells for the disposal of storm water (Local Law  
#7).

PREMISES AFFECTED—61 Vespa Avenue, northeast  
corner of Ruxton Avenue, Block 6011, Lot 48, Annadale,  
Borough of Staten Island.

ACTION OF BOARD—Laid over to May 9, 1978, at  
2 P.M., for decision; hearing closed.

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## 844-77-A

APPLICANT—Alphonse J. Calvanico for Gino Tucci,  
owner.

SUBJECT—Application November 15, 1977—filed pursuant  
to Section 36, Article 3 of the General City Law re-  
proposed building not fronting on a legally mapped street;  
proposed use of drywell for the disposal of storm water  
(Local Law #7).

PREMISES AFFECTED—39 Ruxton Avenue, east side,  
359.33 feet north of Woodrow Road, Block 6011, Lot 26,  
Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to May 9, 1978, at  
2 P.M., for decision; hearing closed.

## 946-77-A

APPLICANT—John T. O'Hagan, Fire Commissioner.

OWNER OF PREMISES—Samuel J. Lefrak.

SUBJECT—Application December 13, 1977—for Modifica-  
tion of Certificate of Occupancy #186310 re- Sprinkler  
System.

PREMISES AFFECTED—97-77 Queens Boulevard, north-  
west corner of 65th Avenue, Block 2092, Lot 1, Richmond  
Hill, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: Jack Brown and George D. Kelly.

ACTION OF BOARD—Laid over to May 2, 1978, at  
2 P.M., for decision; hearing closed.

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## 963-77-A

APPLICANT—Peter F. Oddo, Jr. for Leewood Building  
Corporation, owner.

SUBJECT—Application December 13, 1977—appeal from a  
decision of the Borough Superintendent re- proposed use  
of drywells for the disposal of storm water (Local Law  
#7).

PREMISES AFFECTED—620 Ramona Avenue, south  
side, 405 feet west of Foster Avenue, Block 6920, Lot 29,  
Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Laid over to May 9, 1978, at  
2 P.M., for decision; hearing closed.

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Adjourned: 3:00 P.M.

ALAN D. GERSHUNY, *Executive Director*







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# BULLETIN

OF THE

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OF THE CITY OF NEW YORK

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No. 19

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### COURT DECISION

**Matter of Janowitz vs. Kleins, et al.**—On March 1, 1977 the Board granted the application, based on a decision of the Borough Superintendent, under Sections 73-62 and 72-21 of the Zoning Resolution, to permit in a R3-2 district, the erection of a two-family enlargement to a one-family dwelling that encroaches on the required rear yard. Calendar Number 576-76-BZ, premises affected 109 Puritan Avenue (75th Road), west side, 242.86 feet north of Greenway South, Block 3286, Lots 45 and 49, Forest Hills, Borough of Queens.

At Queens County Supreme Court, Special Term, Part I, Mr. Justice Leviss rendered the following decision:

"... This is an Article 78 proceeding to review and annul the determination of the Board of Standards and Appeals which granted the above cited application.

Petitioner is an adjoining homeowner of the subject property and contends in this proceeding that the Board acted in an arbitrary and capricious manner by granting an area variance of the minimum rear yard requirements provided by the Zoning Resolution for an R3-2 Zoning district.

The Courts, in reviewing the Board's determination "do not make new or substitute judgments but restrict themselves to ascertaining whether there has been illegality, arbitrariness or abuse of discretion". An area variance as distinguished from a use variance may be granted on a showing of practical difficulties alone without the necessity of establishing unnecessary hardship. (Matter of Envoy Towers Co. v. Klein).

Under the circumstances presented, the Board of Standards and Appeals properly made the findings required for a variance pursuant to Section 72-21 of the Zoning Resolution, and those findings were sufficiently stated.

Accordingly, the petition is denied and the proceeding is dismissed. Settle judgment. . . ."

(Index No. 11469/77, dated February 21, 1978)

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# CALENDAR

## DOCKET

*New Cases filed up to May 2, 1978*

*Cal. No. Dept. Premises Affected*

**298-78-A**—BSI—805 Pelton Avenue, east side, 100' north of Bard Avenue, Block 294, Lot 6, West New Brighton, Borough of Staten Island, NB #601/78, re- Sec. 36, building not fronting on a legal street, General City Law; storm water disposal (Local Law #7).

**299-78-A**—BSI—133 Tallman Street, north side, 227.01' east of Barclay Avenue, Block 6382, Lot 63, Annadale, Borough of Staten Island, NB #1448/77, re- Sec. 36, building not fronting on a legal street, General City Law; storm water disposal (Local Law #7).

**300-78-A**—BSI—125 Tallman Street, north side, 307.01' east of Barclay Avenue, Block 6382, Lot 61, Annadale, Borough of Staten Island, NB #649/78, re- Sec. 36, building not fronting on a legal street, General City Law storm water disposal (Local Law #7).

**301-78-A**—BSI—45a Watchogue Road, east side, 178.09' north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island, NB #474/78, re- storm water disposal (Local Law #7).

**302-78-A**—BSI—45B Watchogue Road, east side, 178.09' north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island, NB #475/78, re- storm water disposal (Local Law #7).

**303-78-A**—BSI—45C Watchogue Road, east side, 178.09' north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island, NB #476/78, re- storm water disposal (Local Law #7).

**304-78-A**—BSI—45D Watchogue Road, east side, 178.09' north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island, NB #477/78, re- storm water disposal (Local Law #7).

**305-78-A**—BSI—45E Watchogue Road, East side, 178.09' north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island, NB #478/78, re- storm water disposal (Local Law #7).

**306-78-A**—BSI—45F Watchogue Road, east side, 178.09' north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island, NB #479/78, re- storm water disposal (Local Law #7).

**307-78-BZ**—BQ—189-10 Union Turnpike, 80-04 190th Street, southwest corner, Block 7267, Lot 6, Hollis, Borough of Queens, Community Board #8Q, Alt. #277/78, re- floor area, Cont. to Sect. 12-10 ZR; open space ratio; one car open parking, Cont. to Sect. 23-44 ZR.

**308-78-BZ**—BB—2879 Campus Road, east side, 100' north of Hillel Place, Block 7756, Lots 68 and 69, Borough of Brooklyn, Community Board #14BK, re- retail store, UG6, in R6 is Cont. to 22-00 ZR (Alt. #238/78).

**309-78-BZ**—BSI—1425 Forest Avenue, northwest corner of Barrett Avenue, Block 1053, Lot 101, Port Richmond, Borough of Staten Island, Community Board #1SI, Alt. #38/78, re- proposed conversion of existing dance hall to amusement arcade; parking or loading requirements for amusement arcade.

**310-78-BZ**—BQ—115-10 through 115-50 Dunkirk Street, north side, 240.30' east of Newburg Street, Block 10315, Lots 135, 137, 139, 141 and 156, St. Albans, Borough of

Queens, Community Board #12Q, Alt. #331/73, re- the addition of a one story extension, accessory parking, Cont. to Cal. 638-73-BZ.

**311-78-BZ**—BM—423-425 East 76th Street, north side, 250' west of York Avenue, Block 1471, Lot 13, Borough of Manhattan, Community Board #8M, Alt. #129/77, re-enlargement is contrary, floor area, open space, lot area per room, sky exposure plane.

**312-78-BZ**—BSI—710 Todt Hill Road, west side, 146.3' south of Whitlock Avenue, Block 905, Lot 11, Todt Hill Borough of Staten Island, Community Board #2SI, Alt. #271/77, re- extension to a one family dwelling, side yard. Cont. to Sect. 23-44 ZR.

**313-78-BZ**—BM—771-773 8th Avenue, northwest corner of West 47th Street, Block 1038, Lot 29, Borough of Manhattan, Community Board #4M, Alt. #31/78, re-amusement arcade, Cont. to Sect. 32-00 ZR.

**314-78-BZ**—BM—704-712 Greenwich Street, west side, 19' north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan, Community Board #2M, Alt. #107/78, re- conversion to residential use (UG2) Cont. to Sect. 32-00 ZR; proposed enlargement for a non-conforming use Cont. to Sect. 52-22 ZR.

**315-78-A**—BM—704-712 Greenwich Street, west side, 19' north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan, Alt. #107/78, re- rear yard for light, Cont. to Sect. 277(7) MDL.

**316-78-A**—FD—Packaging of combustible mixture known as "Match Light Briquets" in #4 container, with no type of airtight replaceable cap or top, container not in compliance with the Administrative Code.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

**MAY 31, 1978, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, May 31, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

**132-77-BZ**

APPLICANT—Dominick Salvati for Embassy Terrace Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-3 district, the erection of an enlargement to the cellar and second floor of an existing catering establishment extending into the residence district that increase the degree of non-compliance in floor area ratio and the alteration to the parking area.

PREMISES AFFECTED—401 Avenue U, northeast corner of East 2nd Street, Block 7105, Lot 1, Borough of Brooklyn.

**1148-65-BZ**

APPLICANT—Charles M. Spindler Associates for Joseph and Lilly Caputo, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section



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73-211 of the Zoning Resolution, to permit in a C2-1 district, the erection and maintenance of an automotive service station with accessory uses.

PREMISES AFFECTED—1091 Hylan Boulevard, northwest corner of Steuben Street, Block 3229, Lot 63, Grasmere, Borough of Richmond. Community Board #3S.I.

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## 49-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 282 feet west of Todt Hill Road, Block 696, Lot 319, Castleton Corners, Borough of Staten Island.

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## 50-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3, General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 96 feet west of Todt Hill Road, Block 696, Lot 310, Castleton Corners, Borough of Staten Island.

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## 51-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3, General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 158 feet west of Todt Hill Road, Block 696, Lot 313, Castleton Corners, Borough of Staten Island.

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## 52-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 220 feet west of Todt Hill Road, Block 696, Lot 316, Castleton Corners, Borough of Staten Island.

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## 53-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 344 feet west of Todt Hill Road, Block 696, Lot 322, Castleton Corners, Borough of Staten Island.

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## 54-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Bolivar Street, north side, 54.63 feet west of Service Road of Richmond Parkway, Block 696, Lot 190, Castleton Corners, Borough of Staten Island.

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## 55-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, south side, 232.78 feet west of Service Road of Richmond Parkway, Block 696, Lot 215, Castleton Corners, Borough of Staten Island.

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## 56-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, south side, 170.78 feet west of Service Road of Richmond Parkway, Block 696, Lot 218, Castleton Corners, Borough of Staten Island.

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## 57-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, south side, 110 feet west of Service Road of Richmond Parkway, Block 696, Lot 221, Castleton Corners, Borough of Staten Island.

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## 58-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Bolivar Street, north side, 11.63 feet west of Service Road of Richmond Parkway, Block 696, Lot 247, Castleton Corners, Borough of Staten Island.

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## 59-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.



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SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 30 feet west of Service Road of Richmond Parkway, Block 696, Lot 240, Castleton Corners, Borough of Staten Island.

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## 60-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 150 feet west of Service Road of Richmond Parkway, Block 696, Lot 246, Castleton Corners, Borough of Staten Island.

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## 61-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 90 feet west of Service Road of Richmond Parkway, Block 696, Lot 243, Castleton Corners, Borough of Staten Island.

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## 62-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 210 feet west of Service Road of Richmond Parkway, Block 696, Lot 249, Castleton Corners, Borough of Staten Island.

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## 63-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete construction which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 270 feet west of Service Road of Richmond Parkway, Block 696, Lot 252, Castleton Corners, Borough of Staten Island.

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## 64-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 380 feet west of Service Road of Richmond Parkway, Block 696, Lot 277, Castleton Corners, Borough of Staten Island.

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## 65-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 320 feet west of Service Road of Richmond Parkway, Block 696, Lot 280, Castleton Corners, Borough of Staten Island.

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## 66-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 260 feet west of Service Road of Richmond Parkway, Block 696, Lot 283, Castleton Corners, Borough of Staten Island.

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## 67-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 200 feet west of Service Road of Richmond Parkway, Block 696, Lot 286, Castleton Corners, Borough of Staten Island.

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## 68-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 140 feet west of Service Road of Richmond Parkway, Block 696, Lot 289, Castleton Corners, Borough of Staten Island.

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## 69-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 406 feet west of Todt Hill Road, Block 696, Lot 325, Castleton Corners, Borough of Staten Island.

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## 577-74-BZ

APPLICANT—Sheldon Lobel for John T. Elsasser, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Super-



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intendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a two family dwelling that encroaches on the required side and rear yards.

**PREMISES AFFECTED**—62-25 65th Street, east side, 225 feet south of 62nd Avenue, Block 2773, Lot 27, Middle Village, Borough of Queens. Community Board #5Q.

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## 578-74-BZ

**APPLICANT**—Sheldon Lobel for John T. Elsasser, owner.

**SUBJECT**—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a two family dwelling that encroaches on the required rear yards.

**PREMISES AFFECTED**—62-27 65th Street, east side, 251.1 feet south of 62nd Avenue, Block 2773, Lot 26, Middle Village, Borough of Queens. Community Board #5Q.

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## 579-74-BZ

**APPLICANT**—Sheldon Lobel for John T. Elsasser, owner.

**SUBJECT**—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a two family dwelling that encroaches on the required side and rear yards.

**PREMISES AFFECTED**—62-29 65th Street, east side, 273.5 feet south of 62nd Avenue, Block 2773, Lot 25, Middle Village, Borough of Queens. Community Board #5Q.

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## 22-52-78

**APPLICANT**—McGee and Morsellino for Harrington Walters, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired October 7, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the change in occupancy from sale and display of more than five motor vehicles, to permit the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

**PREMISES AFFECTED**—200-15 Northern Boulevard, 43-02 to 43-08 201st Street, northwest corner and 200-10 to 200-20 43rd Avenue, Block 6261, Lot 30, Flushing, Borough of Queens. Community Board #11Q.

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## 236-77-BZ

**APPLICANT**—Leonard F. Rothkrug for Roman Catholic Diocese of Brooklyn, lessee; Rocklyn Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the erection of an eleven story multiple dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, lot area per room and accessory off-site parking and penetrates the sky exposure plane.

**PREMISES AFFECTED**—31-41 23rd Street, southeast corner of 31st Road, Block 568, Lot 12, Astoria, Borough of Queens.

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## 237-77-BZ

**APPLICANT**—Leonard F. Rothkrug for Roman Catholic Diocese of Brooklyn, lessee; Rocklyn Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-451 of the Zoning Resolution, permitting in an R6 district, the construction and maintenance of an accessory off-site parking facility for a multiple dwelling.

**PREMISES AFFECTED**—23-01 to 23-25 31st Road, northeast corner of 23rd Street, Block 569, Lot 11, Astoria, Borough of Queens.

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## 896-77-BZ

**APPLICANT**—Gunnar Olsen for CBS, Incorporated and NBC, Incorporated, owners.

**SUBJECT**—Application November 23, 1977—decision of the Department of Ports and Terminals, under Section 73-30 of the Zoning Resolution, to permit in an R3-2 district, on a plot designated as High Island, the installation of a radio tower.

**PREMISES AFFECTED**—550 King Avenue, east side, 1,200 feet north of Terrace Street, Block 5649, Lot 120, Borough of The Bronx. Community Board #10BX.

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## 987-77-BZ

**APPLICANT**—Harry Soled for Helen Green, owner.

**SUBJECT**—Application December 21, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story building for use as retail stores.

**PREMISES AFFECTED**—216-220 Ross Street, southwest corner of Williamsburgh Street West, Block 2188, Lot 26, Borough of Brooklyn. Community Board #1BK.

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## 988-77-BZ

**APPLICANT**—Maxfield Baufaux and Heywood Blaufaux for Wing Chim Lau and Carmen Lau, owners.

**SUBJECT**—Application December 23, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, on a corner lot the erection of a three story, three family dwelling that encroaches on the required front yard.

**PREMISES AFFECTED**—548 Prospect Avenue and 1684/1690 10th Avenue, southwest corner, Block 871, Lot 37, Borough of Brooklyn. Community Board #7BK.

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## 23-78-BZ

**APPLICANT**—Albert Melniker for Staten Island Savings Bank, owner.

**SUBJECT**—Application January 17, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C4-2 district, the change in use of an existing supermarket into a wholesale and warehouse establishment with an accessory loading berth within the rear yard.

**PREMISES AFFECTED**—59-69 Wright Street, north side, 562 feet east of Van Duzer Street, Block 521, Lot 53, Stapleton, Borough of Staten Island. Community Board #1S.I.

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## 292-78-BZ

**APPLICANT**—David L. Sohn, Esq. for New York Telephone Company, owner.



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SUBJECT—Application April 19, 1978—decision of the Borough Superintendent, under Section 73-65 of the Zoning Resolution, to permit in an R3-2 district, the erection of a second floor over an existing telephone exchange previously before Board.

PREMISES AFFECTED—5180 Amboy Road, south side, 114.15 feet west of Philip Avenue, Block 6511, Lots 111 and 120, Annadale, Borough of Staten Island. Community Board #3S.I.

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## 558-77-BZ

APPLICANT—Samuel H. Lindenbaum of Roseman Colin for Parlieb, Incorporated, Contract Vendee.

SUBJECT—Application August 19, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 CRT and C6-6 CRT district, the erection of a 46 story and penthouse mixed building that encroaches on the required tower setback and alternate front setback.

PREMISES AFFECTED—109-123 West 56th Street, north side, 150 feet west of Avenue of the Americas and 118 West 57th Street, Block 1009, Lots 19 and 43, Borough of Manhattan. Community Board #5M.

Laid over from April 18, 1978, for hearing.

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## 928-77-BZ

APPLICANT—F. Rothkrug for Robert Ho Wong and Ping Shew Wong, owner U-Haul Company of Metro New York, Incorporated, lessee.

SUBJECT—Application December 6, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a plot previously before the Board, the change in occupancy of an existing one story building from store into truck and trailer rental establishment with accessory motor repair and storage.

PREMISES AFFECTED—144-01 Liberty Avenue, north side, 99.33 feet east of Remington Street, Block 10020, Lot 137, Richmond Hill, Borough of Queens. Community Board #12Q.

Laid over from May 2, 1978 for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

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## MAY 31, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday, May 31, 1978, at 2 P.M., at 80 Lafayette Street, 9th floor, New York, N. Y 10013* on the following applications for extension of time to permit the completion of construction of foundations, filed pursuant to Section 11-331.

1-78-BZY—B.S.I.—76 Ridgewood Avenue, Block 5507, Lot 184, N.B. #2218/74.

2-78-BZY—B.S.I.—80 Ridgewood Avenue, Block 5507, Lot 182, N.B. #2219/74.

3-78-BZY—B.S.I.—427 Getz Avenue, Block 5507, Lot 152, N.B. #2220/74.

4-78-BZY—B.S.I.—431 Getz Avenue, Block 5507, Lot 150, N.B. #2221/74.

5-78-BZY—B.S.I.—150 Ridgewood Avenue, Block 5513, Lot 128, N.B. #2222/74.

6-78-BZY—B.S.I.—102 Ridgewood Avenue, Block 5513, Lot 155, N.B. #2224/74.

8-78-BZY—B.S.I.—124 Ridgewood Avenue, Block 5513, Lot 142, N.B. #2228/74.

9-78-BZY—B.S.I.—126 Ridgewood Avenue, Block 5513, Lot 140, N.B. #2229/74.

10-78-BZY—B.S.I.—132 Ridgewood Avenue, Block 5513, Lot 139, N.B. #2230/74.

11-78-BZY—B.S.I.—134 Ridgewood Avenue, Block 5513, Lot 138, N.B. #2231/74.

12-78-BZY—B.S.I.—136 Ridgewood Avenue, Block 5513, Lot 137, N.B. #2232/74.

13-78-BZY—B.S.I.—138 Ridgewood Avenue, Block 5513, Lot 136, N.B. #2233/74.

14-78-BZY—B.S.I.—405 Getz Avenue, Block 5513, Lot 92, N.B. #2234/74.

15-78-BZY—B.S.I.—407 Getz Avenue, Block 5513, Lot 91, N.B. #2235/74.

16-78-BZY—B.S.I.—409 Getz Avenue, Block 5513, Lot 89, N.B. #2236/74.

17-78-BZY—B.S.I.—411 Getz Avenue, Block 5513, Lot 88, N.B. #2237/74.

18-78-BZY—B.S.I.—415 Getz Avenue, Block 5513, Lot 87, N.B. #2238/74.

19-78-BZY—B.S.I.—417 Getz Avenue, Block 5513, Lot 66, N.B. #2239/74.

20-78-BZY—B.S.I.—373 Getz Avenue, Block 5513, Lot 107, N.B. #2240/74.

21-78-BZY—B.S.I.—375 Getz Avenue, Block 5513, Lot 106, N.B. #2241/74.

22-78-BZY—B.S.I.—379 Getz Avenue, Block 5513, Lot 105, N.B. #2242/74.

23-78-BZY—B.S.I.—381 Getz Avenue, Block 5513, Lot 103, N.B. #2243/74.

24-78-BZY—B.S.I.—383 Getz Avenue, Block 5513, Lot 102, N.B. #2244/74.

25-78-BZY—B.S.I.—385 Getz Avenue, Block 5513, Lot 101, N.B. #2245/74.

26-78-BZY—B.S.I.—70 Ridgewood Avenue, Block 5507, Lot 188, N.B. #2246/74.

27-78-BZY—B.S.I.—74 Ridgewood Avenue, Block 5507, Lot 186, N.B. #2247/74.

28-78-BZY—B.S.I.—152 Ridgewood Avenue, Block 5513, Lot 126, N.B. #2248/74.

29-78-BZY—B.S.I.—154 Ridgewood Avenue, Block 5513, Lot 125, N.B. #2249/74.

30-78-BZY—B.S.I.—156 Ridgewood Avenue, Block 5513, Lot 124, N.B. #2250/74.

31-78-BZY—B.S.I.—158 Ridgewood Avenue, Block 5513, Lot 123, N.B. #2251/74.

7-78-BZY—B.S.I.—104 Ridgewood Avenue, Block 5513, Lot 154, N.B. #2225/74.

32-78-BZY—B.S.I.—435 Getz Avenue, Block 5507, Lot 148, N.B. #2252/74.



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**33-78-BZY**—B.S.I.—437 Getz Avenue, Block 5507, Lot 147, N.B. #2253/74.

**34-78-BZY**—B.S.I.—389 Getz Avenue, Block 5513, Lot 98, N.B. #2254/74.

**35-78-BZY**—B.S.I.—401 Getz Avenue, Block 5513, Lot 95, N.B. #2255/74.

**36-78-BZY**—B.S.I.—385 Lamoka Avenue, Block 5513, Lot 84, N.B. #2256/74.

**37-78-BZY**—B.S.I.—375 Lamoka Avenue, Block 5513, Lot 160, N.B. #2257/74.

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## 877-77-A

**APPLICANT**—Alphonse J. Calvanico for Joseph Ligotti, owner.

**SUBJECT**—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—18 Ramona Avenue, southwest corner of Drumgoole Road West, Block 6286, Lot 45, Annadale, Borough of Staten Island.

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## 878-77-A

**APPLICANT**—Alphonse J. Calvanico for Joseph Ligotti, owner.

**SUBJECT**—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—30 Ramona Avenue, south side, 200 feet east of Heenan Avenue, Block 6286, Lot 40, Annadale, Borough of Staten Island.

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## 879-77-A

**APPLICANT**—Alphonse J. Calvanico for Joseph Ligotti, owner.

**SUBJECT**—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—185 Heenan Avenue, southeast corner of Ramona Avenue, Block 6286, Lot 30, Annadale, Borough of Staten Island.

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## 880-77-A

**APPLICANT**—Alphonse J. Calvanico for Joseph Ligotti, owner.

**SUBJECT**—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—393 Lamont Avenue, north side, 100 feet east of Heenan Avenue, Block 6286, Lot 15, Annadale, Borough of Staten Island.

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## 48-78-A

**APPLICANT**—E. Lauria for Joseph Guido, owner.

**SUBJECT**—Application January 31, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street and proposed use of drywells for disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—152 Woodvale Avenue, west side, 173.40 feet south of Latourette Street, Block 6789, Lot 28, Princess Bay, Borough of Staten Island.

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## 77-78-A

**APPLICANT**—Neil W. Talling for Chrysler Corporation, owner.

**SUBJECT**—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant-Part No. 4106784", in one (1) gallon oblong polyethelene with child proof polyporpelene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.

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## 78-78-A

**APPLICANT**—Neil W. Talling for Chrysler Corporation, owner.

**SUBJECT**—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant-Part No. 2932531", in one (1) gallon oblong polyethelene with child proof-polyporpelene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.

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## 117-78-A

**APPLICANT**—Michael R. Zemsky for Salvador Giardina, owner.

**SUBJECT**—Application February 24, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

**PREMISES AFFECTED**—100 St. George Drive, southwest corner of Romer Road, Block 871, Lot 68, Todt Hill, Borough of Staten Island.

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## 118-78-A

**APPLICANT**—Grushkin and Oddo, Architects for Harry Epstein, owner.

**SUBJECT**—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—102 Ridgewood Avenue, west side, 107.46 feet north of Lamoka Avenue, Block 5513, Lot 155, Eltingville, Borough of Staten Island.

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## 119-78-A

**APPLICANT**—Grushkin and Oddo, Architects for Harry Epstein, owner.

**SUBJECT**—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—104 Ridgewood Avenue, west side, 132.46 feet north of Lamoka Avenue, Block 5513, Lot 154, Eltingville, Borough of Staten Island.

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## 120-78-A

**APPLICANT**—Grushkin and Oddo, Architects for Harry Epstein, owner.

**SUBJECT**—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—403 Getz Avenue, east side, 168.13 feet north of Lamoka Avenue, Block 5513, Lot 92, Eltingville, Borough of Staten Island.

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## 121-78-A

**APPLICANT**—Grushkin and Oddo, Architects for Harry Epstein, owner.



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SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—407 Getz Avenue, east side, 141.71 feet north of Lamoka Avenue, Block 5513, Lot 91, Eltingville, Borough of Staten Island.

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## 122-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—409 Getz Avenue, east side, 115.28 feet north of Lamoka Avenue, Block 5513, Lot 89, Eltingville, Borough of Staten Island.

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## 123-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—411 Getz Avenue, east side, 88.85 feet north of Lamoka Avenue, Block 5513, Lot 88, Eltingville, Borough of Staten Island.

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## 124-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—415 Getz Avenue, east side, 62.43 feet north of Lamoka Avenue, Block 5513, Lot 87, Eltingville, Borough of Staten Island.

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## 125-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—417 Getz Avenue, east side, 36.00 feet north of Lamoka Avenue, Block 5513, Lot 86, Eltingville, Borough of Staten Island.

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## 126-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—401 Getz Avenue, east side, 194.56 feet north of Lamoka Avenue, Block 5513, Lot 93, Eltingville, Borough of Staten Island.

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## 127-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—385 Lamoka Avenue, northeast corner of Getz Avenue, Block 5513, Lot 84, Eltingville, Borough of Staten Island.

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## 128-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—375 Lamoka Avenue, northwest corner of Ridgewood Avenue, Block 5513, Lot 160, Eltingville, Borough of Staten Island.

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## 129-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—150 Ridgewood Avenue, west side, 93.00 feet south of Katan Avenue, Block 5513, Lot 128, Eltingville, Borough of Staten Island.

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## 130-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—156 Ridgewood Avenue, west side, 24 feet south of Katan Avenue, Block 5513, Lot 124, Eltingville, Borough of Staten Island.

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## 131-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—158 Ridgewood Avenue, southwest corner of Katan Avenue, Block 5513, Lot 123, Eltingville, Borough of Staten Island.

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## 132-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—152 Ridgewood Avenue, west side, 70.00 feet south of Katan Avenue, Block 5513, Lot 126, Eltingville, Borough of Staten Island.

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## 133-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).



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PREMISES AFFECTED—154 Ridgewood Avenue, west side, 47.00 feet south of Katan Avenue, Block 5513, Lot 125, Eltingville, Borough of Staten Island.

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## 134-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—120 Ridgewood Avenue, west side, 393.25 feet south of Katan Avenue, Block 5513, Lot 145, Eltingville, Borough of Staten Island.

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## 135-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—122 Ridgewood Avenue, west side, 367.50 feet south of Katan Avenue, Block 5513, Lot 144, Eltingville, Borough of Staten Island.

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## 136-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—124 Ridgewood Avenue, west side, 341.75 feet south of Katan Avenue, Block 5513, Lot 142, Eltingville, Borough of Staten Island.

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## 137-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—126 Ridgewood Avenue, west side, 316 feet south of Katan Avenue, Block 5513, Lot 140, Eltingville, Borough of Staten Island.

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## 138-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—132 Ridgewood Avenue, west side, 290.25 feet south of Katan Avenue, Block 5513, Lot 139, Eltingville, Borough of Staten Island.

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## 139-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—134 Ridgewood Avenue, west side, 264.50 feet south of Katan Avenue, Block 5513, Lot 138, Eltingville, Borough of Staten Island.

## 140-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Ridgewood Avenue, west side, 238.75 feet south of Katan Avenue, Block 5513, Lot 137, Eltingville, Borough of Staten Island.

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## 141-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—138 Ridgewood Avenue, west side, 213 feet south of Katan Avenue, Block 5513, Lot 136, Eltingville, Borough of Staten Island.

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## 142-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—373 Getz Avenue, east side, 473.81 feet north of Lamoka Avenue, Block 5513, Lot 107, Eltingville, Borough of Staten Island.

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## 143-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—375 Getz Avenue, east side, 448.06 feet north of Lamoka Avenue, Block 5513, Lot 106, Eltingville, Borough of Staten Island.

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## 144-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—379 Getz Avenue, east side, 422.31 feet north of Lamoka Avenue, Block 5513, Lot 105, Eltingville, Borough of Staten Island.

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## 145-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—381 Getz Avenue, east side, 396.56 feet north of Lamoka Avenue, Block 5513, Lot 103, Eltingville, Borough of Staten Island.



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## 146-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—383 Getz Avenue, east side, 370.81 feet north of Lamoka Avenue, Block 5513, Lot 102, Eltingville, Borough of Staten Island.

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## 147-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—385 Getz Avenue, east side, 345.06 feet north of Lamoka Avenue, Block 5513, Lot 101, Eltingville, Borough of Staten Island.

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## 148-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—389 Getz Avenue, east side, 293.56 feet north of Lamoka Avenue, Block 5513, Lot 98, Eltingville, Borough of Staten Island.

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## 149-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—76 Ridgewood Avenue, west side, 42.00 feet south of Lamoka Avenue, Block 5507, Lot 184, Eltingville, Borough of Staten Island.

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## 150-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—80 Ridgewood Avenue, south-west corner of Lamoka Avenue, Block 5507, Lot 182, Eltingville, Borough of Staten Island.

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## 151-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—427 Getz Avenue, southeast corner of Lamoka Avenue, Block 5507, Lot 152, Eltingville, Borough of Staten Island.

## 152-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—431 Getz Avenue, east side, 43.90 feet south of Lamoka Avenue, Block 5507, Lot 150, Eltingville, Borough of Staten Island.

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## 153-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Ridgewood Avenue, west side, 105.27 feet south of Lamoka Avenue, Block 5507, Lot 187, Eltingville, Borough of Staten Island.

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## 154-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Ridgewood Avenue, west side, 82.00 feet south of Lamoka Avenue, Block 5507, Lot 186, Eltingville, Borough of Staten Island.

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## 155-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—435 Getz Avenue, east side, 83.90 feet south of Lamoka Avenue, Block 5507, Lot 148, Eltingville, Borough of Staten Island.

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## 156-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—437 Getz Avenue, east side, 107.17 feet south of Lamoka Avenue, Block 5507, Lot 147, Eltingville, Borough of Staten Island.

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## 159-78-A

APPLICANT—Leonard F. Rothkrug for Sal-Jo Homes, Incorporated, owner.

SUBJECT—Application February 28, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2351 Hylan Boulevard, south-west corner of Bryant Avenue, Block 3644, Lot 62, New Dorp, Borough of Staten Island.



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## 198-78-A

APPLICANT—William S. Bannon for Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application March 21, 1978—appeal from a decision of the Fire Commissioner re- proposed installation of a 4.8 megawatt Fuel Cell Demonstrator Electric Generator.

PREMISES AFFECTED—813 East 15th Street, north side, 485 feet east of Avenue "C", Block 990, Lot 15, Borough of Manhattan.

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## 986-77-A

APPLICANT—Redken Laboratories, Incorporated, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Fire Commissioner re- packaging of nail polish remover in 16 ounce, high density, polyethylene container with a cap made of phenolic material with a poly aluminum mylar liner, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

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## 870-77-A

APPLICANT—D. L. Jefferson for Scott Graphics, owner.

SUBJECT—Application November 18, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "GAF 2507 Toner Premix", in 32 ounce Polyethylene bottle with plastic screw top, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

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## 993-77-A

APPLICANT—Frank's Fuel, Incorporated, owner.

SUBJECT—Application December 27, 1977—appeal from a decision of the Fire Commissioner re- proposed use of oversized tank trucks bearing serial numbers 906234, 923160 and 921917, 71305 for transporting #4 and #5 fuel oil in New York City.

ALAN D. GERSHUNY, *Executive Director*

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**JUNE 6, 1978, 10:00 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 6, 1978, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

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## 290-49-BZ

APPLICANT—H. M. Cole for Sutton House Associated, owner.

SUBJECT—Application for consideration—to withdraw application requesting to waive the rules of procedure and extension of term of variance which expired June 1, 1970—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, stores in a Class A multiple dwelling at cellar level.

PREMISES AFFECTED—1153-1167 York Avenue, 407-439 East 62nd Street, northwest corner and 420 East 63rd Street, southwest corner of York Avenue, Block 1457, Lots 6, 17, 42 and 43, Borough of Manhattan.

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## 250-66-A

APPLICANT—Augustus Beekman, Fire Commissioner.

OWNER OF PREMISES: American Manhattan Corporation, owner.

SUBJECT—Application for consideration—reopening to rescind the resolution of February 28, 1967—appeal from an order and a decision of the Fire Commissioner re-sprinkler system; previously denied.

PREMISES AFFECTED—370-378 East Gunhill Road, southwest corner of Webster Avenue, Block 3355, Lot 116, Borough of the Bronx,

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## 371-29-BZ

APPLICANT—Charles M. Spindler Associates for Katherine Mazzeo, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1210-1230 East 233rd Street and 3900-3906 Edson Avenue, southeast corner and 1951-1961 Grenada Place, Block 4934, Lot 66, Borough of the Bronx. Community Board #12BX.

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## 880-57-BZ

APPLICANT—Frederick A. Ketcher for Sisters Parking Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1454-1458 Morris Avenue, east side, 41 feet north of East 171st Street, Block 2787, Lots 2 and 3, Borough of the Bronx. Community Board #4BX.

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## 1033-67-A

APPLICANT—M. Milton Glass for Bronjo Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 9, 1978—appeal from an order of the Fire Commissioner re- elevator and operator in readiness at all times; previously granted on condition.

PREMISES AFFECTED—6-8 West 32nd Street, south side, 150 feet west of 5th Avenue, Block 833, Lot 45, Borough of Manhattan.

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## 218-68-A

APPLICANT—M. Milton Glass for Brause Realty Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 11, 1978—appeal from a decision of the Fire Commissioner re-competent man in attendance to operate elevator at all times; previously granted on condition.

PREMISES AFFECTED—254-256 West 31st Street, south side, 100 feet east of 8th Avenue, Block 780, Lot 71, Borough of Manhattan.

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## 221-77-A

APPLICANT—Lama and Vassalotti for Utopia Associates, owner; Mobil Oil Corporation, long term lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to self service gasoline station; previously granted on condition.



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PREMISES AFFECTED—181-08 Horace Harding Expressway, southeast corner of Utopia Parkway, Block 7070, Lot 2, Flushing, Borough of Queens.

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## 239-77-A

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to self-service automotive service station; previously granted on condition.

PREMISES AFFECTED—3003 Coney Island Avenue, southeast corner of Guider Avenue, Block 811, Lot 14, Borough of Brooklyn.

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## 282-77-BZ

APPLICANT—Harold Herman for Solita N. Herman, as Trustee.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-1 district the erection of six additional stories upon a two story garage structure and the conversion into a multiple dwelling that creates noncompliance in floor area ratio, open space ratio, penetrates the sky exposure plane and accessory parking.

PREMISES AFFECTED—320-330 East 22nd Street, south side, 220 feet west of First Avenue, Block 927, Lot 38, Borough of Manhattan. Community Board #6M.

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## 41-58-BZ

APPLICANT—Lama and Vassalotti for Sherman Firsty, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 25, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on land to be cleared.

PREMISES AFFECTED—1365 Nelson Avenue, west side, 40 feet north of West 170th Street, Block 2521, Lot 35, Borough of the Bronx. Community Board #4BX.

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## 14-58-BZ

APPLICANT—Lama and Vassalotti for Sherman Firsty, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 2, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a local retail use district, the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—1268 Shakespeare Avenue, east side, 100.3 feet south of West 169th Street, Block 2506, Lot 85, Borough of the Bronx. Community Board #4BX.

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## 921-77-BZ

APPLICANT—Nicholas J. Salvadeo for Albert Davino, owner.

SUBJECT—Application November 30, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with commercial uses, the reconstruction of retail stores with accessory parking in open area.

PREMISES AFFECTED—960 Richmond Avenue, west side, 74.98 feet south of Mansey Place, Block 1704, Lot 56, Port Richmond, Borough of Staten Island. Community Board #1S.I.

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## 4-78-BZ

APPLICANT—Frank Rogers for Meriel Realty Company, owner, Jean-Paul Goude, lessee.

SUBJECT—Application January 4, 1978—decision of the Borough Superintendent, under Section 73-62 of the Zoning Resolution, to permit in a C6-1 district, in an existing twelve story building, the enlargement in area of the penthouse level that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—19 Union Square West and 25 East 15th Street, northwest corner, Block 843, Lot 20, Borough of Manhattan. Community Board #5M.

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## 41-78-BZ

APPLICANT—Harry Soled for Ignatz and Bella Shonkopf, owner.

SUBJECT—Application January 30, 1978—decision of the Borough Superintendent, under section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1677 48th Street, north side, 110 feet west of 17th Avenue, Block 5443, Lot 60, Borough of Brooklyn. Community Board #12BX.

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## 80-78-BZ

APPLICANT—Samuel J. Kisscloff for Nicholas Brusco, owner.

SUBJECT—Application February 17, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C1-8 district, the conversion of an existing five story and penthouse structure from a rooming house into a multiple dwelling that creates non-compliance in lot area per room.

PREMISES AFFECTED—67 West 73rd Street, northeast corner of Columbus Avenue, Block 1126, Lot 1, Borough of Manhattan. Community Board #7M.

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## 111-78-BZ

APPLICANT—Greco and Faraldo for Architects Design Group for Lofts for Living, owners.

SUBJECT—Application February 22, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 (5) of the New York City Charter, to permit in a M1-5 district, the conversion of an existing six story building from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—127-133 West 17th Street, north side, 321.8 feet west of Avenue of the Americas, Block 793, Lot 20, Borough of Manhattan. Community Board #4M.

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## 112-78-A

APPLICANT—Greco and Faraldo for Architects Design Group for Lofts for Living, owners.

SUBJECT—Application February 22, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law: Distance between windows and lot lines.

PREMISES AFFECTED—127-133 West 17th Street, north side, 321.8 feet west of Avenue of the Americas, Block 793, Lot 20, Borough of Manhattan.



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## 164-78-BZ

APPLICANT—Lama and Vassalotti for Salvatore Porcaro, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 73-21 of the Zoning Resolution, to permit in a R3-2 district, the erection of a one story enlargement to an existing retail store.

PREMISES AFFECTED—147-26 Brookville Boulevard and 235-31 147th Road, northwest corner, Block 13728, Lots 23 and 25, Borough of (Rosedale) Queens. Community Board #13Q.

ALAN D. GERSHUNY, *Executive Director*

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JUNE 6, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 6, 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

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## 52-78-A

APPLICANT—Alphonse J. Calvanico for Raymond Longobardi, owner.

SUBJECT—Application February 3, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—194 Edwin Street, south side, 240.48 feet west of Barclay Avenue, Block 6423, Lot 6, Annadale, Borough of Staten Island.

## 53-78-A

APPLICANT—Alphonse J. Calvanico for Judy Rifka, owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—331 Barclay Avenue, southeast corner of Sycamore Street, Block 6382, Lot 9, Annadale, Borough of Staten Island.

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## 66-78-A

APPLICANT—McGee and Morsellino for Amoco Oil Company, owner.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- proposed use of self service gasoline pumps.

PREMISES AFFECTED—529 Utica Avenue, southwest corner of Rutland Road, Block 4604, Lot 1, Borough of Brooklyn.

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## 67-78-A

APPLICANT—McGee and Morsellino for Amoco Oil Company, Long-term lessee.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- proposed use of self service gasoline pumps.

PREMISES AFFECTED—1130 Pennsylvania Avenue, northwest corner of Flatlands Avenue, Block 4412, Lots 29 and 32, Borough of Brooklyn.

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## 160-78-A

APPLICANT—Nicholas J. Salvadeo for Helen Abbruzzese, owner.

SUBJECT—Application February 28, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4707 Arthur Kill Road, southwest corner of Allentown Lane, Block 7614, Lot 20, Tottenville, Borough of Staten Island.

ALLEN D. GERSHUNY, *Executive Director*



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## REGULAR MEETING

TUESDAY MORNING, MAY 2, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon April 18, 1978 were approved as printed in the Bulletin of April 27, 1978, Volume 63, Number 17.

### 362-62-A

APPLICANT—M. Milton Glass for Sidney J. Berstein, Incorporated, owner.

SUBJECT—Application for consideration—reopening for an extension of term of variance which expired April 16, 1978—appeal from a decision of the Fire Commissioner re-elevator in readiness; previously granted on condition.

PREMISES AFFECTED—130 West 30th Street, south side, 352 feet 6 inches west of Avenue of the Americas, Block 805, Lot 81, Borough of Manhattan.

#### APPEARANCES—

For Applicant: M. Milton Glass.

ACTION OF BOARD—Application reopened and term of modification extended.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 16, 1963, on certain conditions; and

WHEREAS, a public hearing was held on this application on May 2, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 16, 1963 as amended through April 9, 1968, only as to the term of the modification, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, *on condition* that the records and reports required by the Fire Department shall be maintained; that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board under Calendar No. 630-56-GR; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the term of this modification shall automatically lapse if the service is discontinued." (F.D. decision dated 4/3/62)

### 706-47-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Morris Leibson, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 7, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7f, 7i and 7h of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station lubricatorium, car washing (non-automatic, motor vehicle repairs, office and automobile showroom for Nash cars, previously denied by the Board) and the parking and storage of motor vehicles on unbuilt portion of lot.

PREMISES AFFECTED—162-16 Union Turnpike and 80-02/10 164th Street, Block 6857, Lot 53, Borough of Queens. Community Board #8Q.

#### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1953, on certain conditions; and

WHEREAS, a public hearing was held on this application on May 2, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 7, 1953 as amended through September 9, 1970, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the curb and curbcuts along the Union Turnpike frontage shall be restored and repaired; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 280-53)

### 60-74-BZ

APPLICANT—Samuel H. Lindenbaum for Donald Zucker, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired January 4, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3 and C1-9 district, the erection of a 20 story and pent-house multiple dwelling that exceeds the permitted tower coverage and floor area ratio and has less than the required lot area per room and accessory parking.

PREMISES AFFECTED—115-125 East 34th Street, north side, 183.6 feet east of Park Avenue, Block 890, Lots 11, 12, 13, 14, 15 and 16, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Francis R. Angelino.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 24, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on January 4, 1977, and;

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby waive the rules of procedure and *reopen and amend* the resolution adopted on June 25, 1974 as amended through January 4, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 1-74)

### 441-74-BZ

APPLICANT—Leonard F. Rothkrug for Harold G. Wenig, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 22, 1978—decision of the Borough Superintendent; previously



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granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-3 district, in conjunction with the construction of a shopping center, the increase in the number of accessory parking spaces and the location of accessory loading area within 10 feet of a residence district.

**PREMISES AFFECTED**—250 Arden Avenue, west side, 300 feet south of Hampton Avenue, Block 6017, Lot 3000, Village Greens, Borough of Staten Island.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 4, 1975, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on February 22, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 4, 1975 as amended through February 22, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”  
(N.B. 111-74)

## 477-76-BZ

**APPLICANT**—Andrew DiCamillo for 86 Flatlands Corporation, owner.

**SUBJECT**—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired December 21, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the erection of a one story building for use as a retail store with accessory parking in the open area.

**PREMISES AFFECTED**—8606 Flatlands Avenue, south side, 40 feet east of East 86th Street and 912 East 87th Street, Block 8023, Lots 38 and 46, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Frank Sellitto.

**ACTION OF BOARD**—Rules of procedure waived, application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 21, 1976, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby waive the rules of procedure and *reopen and amend* the resolution adopted on December 21, 1976 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”  
(N.B. 63-76)

## 692-52-BZ and 477-69-BZ

**APPLICANT**—Hein, Waters, Klein and Feder for John McCarthy, owner.

**SUBJECT**—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired December 16, 1977—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in a C2-2 district, the extension of a motor vehicle repair shop previously before the Board into an adjoining auto showroom and auto supply store.

**PREMISES AFFECTED**—209-34 to 209-50 Northern Boulevard, south side, 250 feet west of 211th Street, Block 7309, Lots 15 and 18, Bayside, Borough of Queens. Community Board #11Q.

## APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Laid over to May 23, 1978, at 10 A.M., Special Order Calendar. Laid over at the request of Community Board Number 11 for decision; hearing closed.

## 579-68-BZ

**APPLICANT**—Frank P. Farinella for Hurley and Farinella for Helmsley Spear, Incorporated, agent; Lexington Towers Company, owner.

**SUBJECT**—Application for consideration—requests to waive the rules of procedure and extension of term of variance which expires June 3, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C1-9 and R8 district at an existing fifteen story multiple dwelling, the addition to the uses to include transient parking for the unused and surplus tenants spaces.

**PREMISES AFFECTED**—152-160 East 88th Street, 1303-1309 Lexington Avenue, southeast corner, Block 1516, Lot 52, Borough of Manhattan. Community Board #8M.

## APPEARANCES—

For Applicant: Frank Farinella.

**ACTION OF BOARD**—Laid over to May 16, 1978, at 10 A.M., Special Order Calendar for decision; hearing closed.

## 507-75-BZ

**APPLICANT**—Leonard F. Rothkrug for Sal-Jo Homes, Incorporated, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired May 24, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 73-44 of the Zoning Resolution, permitting in a C1-2 district, the reduction in the number of accessory parking spaces for a proposed two story retail store and office building that will have entrances within 50 feet of intersecting streets.

**PREMISES AFFECTED**—2351 Hylan Boulevard, southwest corner of Bryant Avenue, Block 3644, Lot 62, New Dorp, Borough of Staten Island.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Laid over without date to be heard with Cal. No. 159-78-A when set, at 10 A.M., Special Order Calendar for decision.

## 613-77-BZ

**APPLICANT**—Joseph B. Raia for Ida Lo Bue, owner.

**SUBJECT**—Application September 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width, the erection of a



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one family dwelling that encroaches on the required front yard.

**PREMISES AFFECTED**—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

## APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: None.

## THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

**ACTION OF BOARD**—Hearing reopened and application laid over to May 9, 1978, at 10 A.M., for continued hearing; additional information.

## 614-77-A

**APPLICANT**—Joseph B. Raia for Ida Lo Bue, owner.

**SUBJECT**—Application September 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island.

## APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: None.

## THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

**ACTION OF BOARD**—Hearing reopened and application laid over to May 9, 1978, at 10 A.M., for continued hearing; additional information.

## 670-77-BZ

**APPLICANT**—Wechsler, Grasso, Menziuso for Lafayette Studio, Corporation, owner.

**SUBJECT**—Application October 24, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, the conversion of an existing six story building from commercial use into residential occupancy.

**PREMISES AFFECTED**—280/290 Lafayette Street, south side of Jersey Street and 115/127 Crosby Street, Block 510, Lots 6 and 9, Borough of Manhattan. Community Board #2M.

## APPEARANCES—

For Applicant: Hilda O'Connell.

For Opposition: None.

For Administration: Steven Stein, Sandy Hornick, C.P.C.

**ACTION OF BOARD**—Laid over to May 23, 1978, at 10 A.M., for continued hearing.

## 671-77-A

**APPLICANT**—Wechsler, Grasso, Menziuso for Lafayette Studio Corporation, owner.

**SUBJECT**—Application October 24, 1977—appeal from a decision of the Borough Superintendent re- stair enclosure, corridors, stairs, multiple dwelling law.

**PREMISES AFFECTED**—280/290 Lafayette Street, south side of Jersey Street and 115/127 Crosby Street, Block 510, Lots 6 and 9, Borough of Manhattan.

## APPEARANCES—

For Applicant: Hilda O'Connell.

**ACTION OF BOARD**—Laid over to May 23, 1978, at 10 A.M., for continued hearing.

## 829-77-BZ

**APPLICANT**—Leonard F. Rothkrug for Joseph Palermo and Carmine Rozzo, owners, Jack LaLanne Staten Island Health Spa, Incorporated, lessee.

**SUBJECT**—Application November 9, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of a one story building for use as a physical culture establishment with accessory parking in open area.

**PREMISES AFFECTED**—1660 Richmond Avenue, west side, 143.54 feet north of Victory Boulevard, Block 2236, Lot 133, Bull's Head, Borough of Staten Island. Community Board #2S.I.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug, Steve Adler and Henry P. Picciurro.

For Opposition: None.

For Administration: Steven Stein and Nancy Rosan, C.P.C.

**ACTION OF BOARD**—Laid over to May 16, 1978, at 10 A.M., for continued hearing; additional information.

## 830-77-A

**APPLICANT**—Leonard F. Rothkrug for Joseph Palermo and Carmine Rozzo, owners, Jack LaLanne Staten Island Health Spa, Incorporated, lessee.

**SUBJECT**—Application November 9, 1977—filed pursuant to Section 36 of the General City Law re- proposed parking in the bed of a mapped street.

**PREMISES AFFECTED**—1660 Richmond Avenue, west side, 143.54 feet north of Victory Boulevard, Block 2236, Lot 133, Bull's Head, Borough of Staten Island.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug, Steve Adler and Henry P. Picciurro.

For Administration: Steven Stein, C.P.C.

**ACTION OF BOARD**—Laid over to May 16, 1978, at 10 A.M., for continued hearing; additional information.

## 831-77-BZ

**APPLICANT**—Alfonso Duarte for Redmont Realty Company, owner.

**SUBJECT**—Application November 9, 1977—decision of the Borough Superintendent, under Section 73-20 of the Zoning Resolution, to permit in a C1-2 district, within an existing shopping center, the enlargement in area of one building for use as a theatre.

**PREMISES AFFECTED**—153-67A Cross Island Parkway, north side, 103.3 feet west of 154th Street, Block 4717, Lot 16, Whitestone, Borough of Queens. Community Board #7Q.

## APPEARANCES—

For Applicant: Alfonso Duarte, Donald Greenberg, David J. Sanders and Drew Eberson.

For Opposition: Frances Gioia, Thomas J. Murtha, Frank Gioia, Catherine Yanity, Edith C. Garvey, Lore Baer, Eva Radoslovich, Concetta Gerasci, Celia Gargiulo, Carolyn Akhbari, Paul Akhbari and Constance Vieira.

**ACTION OF BOARD**—Laid over to May 23, 1978, at 10 A.M., for decision; hearing closed.

## 928-77-BZ

**APPLICANT**—Leonard F. Rothkrug for Robert Ho Wong and Ping Shew Wong, owner, U-Haul Company of Metro New York, Incorporated, lessee.



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**SUBJECT**—Application December 6, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a plot previously before the Board, the change in occupancy of an existing one story building from store into truck and trailer rental establishment with accessory motor repair and storage.

**PREMISES AFFECTED**—144-01 Liberty Avenue, north side, 99.33 feet east of Remington Street, Block 10020, Lot 137, Richmond Hill, Borough of Queens. Community Board #12Q.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug and Jeffrey Wilson.  
For Opposition: June Briese, Assemblyman Al Delli Bovi, Victoria Balita, Rodney B. Thomas, Daisy Cooper, John McRae, Josephine Doria and others.

**ACTION OF BOARD**—Laid over to May 31, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

## 930-77-BZ

**APPLICANT**—Kenneth H. Koons for Bernie Landau, owner.

**SUBJECT**—Application December 6, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-1 district, in an existing one story and basement building, the conversion of the basement from accessory storage into an automobile repair shop that creates non-compliance in floor area ratio.

**PREMISES AFFECTED**—3272-74 Boston Road, southeast corner of Hering Avenue, Block 4615, Lot 31, Borough of The Bronx. Community Board #10BX.

**APPEARANCES**—

For Applicant: Kenneth H. Koons.  
For Opposition: None.

**ACTION OF BOARD**—Laid over to May 16, 1978, at 10 A.M., for decision; hearing closed.

## 969-77-BZ

**APPLICANT**—Dominick Salvati and Son for Oswald Taylor, owner.

**SUBJECT**—Application December 16, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, in an existing three story mixed building the enlargement in area of the first floor store that creates non-compliance in floor area ratio.

**PREMISES AFFECTED**—598 Nostrand Avenue, west side, 100 feet south of Pacific Street, Block 1200, Lot 48, Borough of Brooklyn. Community Board #3BK.

**APPEARANCES**—

For Applicant: Anthony M. Salvati and Oswald W. Taylor.  
For Opposition: None.

**ACTION OF BOARD**—Laid over to May 23, 1978, at 10 A.M., for decision; hearing closed.

## 990-77-BZ

**APPLICANT**—Solomon Sheer for 260 West Broadway Associates, owners.

**SUBJECT**—Application December 27, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing eleven story building, the conversion of the third through eleventh floors from manufacturing into loft building and joint living working quarter.

**PREMISES AFFECTED**—260 West Broadway, northwest corner of Beach Street, Block 212, Lot 56, Borough of Manhattan. Community Board #1M.

**APPEARANCES**—

For Applicant: Solomon Sheer.

For Opposition: None.

For Administration: Steven Stein, Suzanne O'Keefe, C.P.C.

**ACTION OF BOARD**—Laid over to May 16, 1978, at 10 A.M., for hearing.

## 994-77-BZ

**APPLICANT**—McGee and Morsellino for Rutledge Apartments, owners, C and K Incorporated, lessee.

**SUBJECT**—Application December 29, 1977—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C2-2 and R4 district, the maintenance of accessory residential garages as an accessory storage facility for a retail store.

**PREMISES AFFECTED**—89-43/89-49 Doran Avenue, north side, 119.68 feet west of Woodhaven Boulevard, Block 3872, Lot 49, Glendale, Borough of Queens. Community Board #5Q.

**APPEARANCES**—

For Applicant: Joseph P. Morsellino and Daniel J. Colombi.

For Opposition: James M. Thynne.

**ACTION OF BOARD**—Laid over to May 23, 1978, at 10 A.M., for decision; hearing closed.

## 18-78-BZ

**APPLICANT**—Frank P. Farinella for Hurley and Farinella for AGS Properties, owner.

**SUBJECT**—Application January 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, in an existing four story building, the conversion of the basement level from doctors offices into business offices.

**PREMISES AFFECTED**—111 and 113 East 38th Street, north side, 160 feet west of Lexington Avenue, Block 894, Lots 10 and 11, Borough of Manhattan. Community Board #6M.

**APPEARANCES**—

For Applicant: Frank P. Farinella, Anthony Romano, Albert G. Schmerge, III and John S. Burdian.

For Opposition: None.

**ACTION OF BOARD**—Laid over to May 23, 1978, at 10 A.M., for decision; hearing closed.

## 64-78-BZ

**APPLICANT**—Abram Shlefstein for Henry Koch, owner, John Hancock Mutual Life Insurance Company, lessee.

**SUBJECT**—Application February 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-1 district, the erection of a one story enlargement to an existing insurance office structure previously before the Board.

**PREMISES AFFECTED**—1500 Victory Boulevard a/k/a 451 Little Clove Road, southeast corner, Block 681, Lot 27, Sunnyside, Borough of Staten Island. Community Board #1S.I.

**APPEARANCES**—

For Applicant: Abram Shlefstein and Henry J. Koch.

For Opposition: None.

**THE VOTE TO REOPEN**—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

**ACTION OF BOARD**—Hearing reopened and application laid over to May 16, 1978, at 10 A.M., for decision; hearing closed.



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966-77-BZ

APPLICANT—Board of Higher Education—City University of New York, owner.

SUBJECT—Application December 14, 1977—decision of the Borough Superintendent, under Section 73-19 of the Zoning Resolution, to permit in a C4-4 and M1-1 district, the enlargement in area of an existing college facility that will extend into the M1 district.

PREMISES AFFECTED—500 Grand Concourse, southeast corner of East 149th Street, Block 2343, Lot 32, Borough of The Bronx. Community Board #1BX.

APPEARANCES—

For Applicant: Stephen Lennard and Albert Henriques.  
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 25, 1978, after due notice by publication in the Bulletin, laid over to May 2, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated December 27, 1977, acting on Alt. Applic. #340/1975, reads:

"1. Proposed extension of a school U.G. 3, located partly in a C4-4 district and partly in a M1-2 district, into the M1-2 district is contrary to Section 42-00 of Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-19 of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby make the required findings and grant a Special Permit under Section 73-19 of the Zoning Resolution, to permit in a C4-4 and M1-1 district, the enlargement in area of an existing college facility that will extend into the M1 district *on condition* that all work shall substantially conform to drawings filed with this application marked received "December 14, 1977", 7 sheets; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 1:40 P.M.

ALAN D. GERSHUNY, *Executive Director*

## REGULAR MEETING

TUESDAY AFTERNOON, MAY 2, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

869-77-A

APPLICANT—D. L. Jefferson for Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application November 18, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "GAF 2508 Micro Imager", in 32 ounce Polyethylene bottle with plastic screw top, container not in compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated October 20, 1977, on Folder #122-2798 (C.M.), reads:

"We regret to inform you that your application to register your product 'GAF 2508 Micro Imager' a Combustible Mixture with a Flash Point of 114°F T.O.C. in containers as follows: 32 oz. Polyethylene Bottle with Plastic Screw Top is *disapproved*. Such containers are not in compliance with our regulations to wit: C19-62.0.b of the New York City Administrative Code requires that containers of this size for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the Appeal be granted under certain conditions.

*Resolved*, that the decision of the Fire Commissioner, dated October 20, 1977, acting on Folder #122-2798 (C.M.), be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawings filed, "November 18, 1977", 5 sheets; that the modification shall apply to "GAF 2508 Micro Imager" in 32 ounce containers only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; and that in all other respects, all laws, rules and regulations applicable shall be complied with.

946-77-A

APPLICANT—John T. O'Hagan, Fire Commissioner.

OWNER OF PREMISES—Samuel J. Lefrak.

SUBJECT—Application December 13, 1977—for Modification of Certificate of Occupancy #186310 re- Sprinkler System.

PREMISES AFFECTED—97-77 Queens Boulevard, northwest corner of 65th Avenue, Block 2092, Lot 1, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: Jack Brown and George D. Kelly.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated December 7, 1977, to Modify C.O. #186310, reads:

"Application is hereby respectfully made to the Board of Standards and Appeals, in accordance with the provisions of Section 1804.4.c.6 of the City Charter, to modify a Certificate of Occupancy in relation to the following building:

97-77 Queens Boulevard  
Forest Hills, N. Y. 11374."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the application be granted under certain conditions.

*Resolved*, that the application of the Fire Commissioner for *modification* of the Certificate of Occupancy be and it



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# MINUTES

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hereby is *granted*, and that the Certificate of Occupancy be modified to require that an approved-type automatic sprinkler be installed as shown on plans, marked "Received April 28, 1978", 2 sheets; that no combustible storage is to be permitted throughout the cellar and sub-cellar areas; that the safety features listed as Items 1 through 7 on Sheet 1 of 2 of plans, marked Received April 28, 1978 be provided; that all work shall be substantially completed within one year from the date of this resolution; and that all other laws, rules and regulations shall be complied with.

## 115-77-A

APPLICANT—Fr. Paul Kucynda for SS Cosmas and Damian Human Services Center, Incorporated, owner.

SUBJECT—Application March 2, 1977—filed pursuant to Section 36 of the General City Law and Section 230 of the New York City Charter re- street abutting building must be improved.

PREMISES AFFECTED—155 Bruckner Avenue, east side, 100 feet north of Forest Avenue, Block 1234, Lot 52, Mariner's Harbor, Borough of Staten Island.

### APPEARANCES—

For Applicant: David Farber.

ACTION OF BOARD—Laid over to May 23, 1978, at 2 P.M., for decision at the request of the applicant; hearing previously closed.

## 870-77-A

APPLICANT—D. L. Jefferson for Scott Graphics, owner.

SUBJECT—Application November 18, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "GAF 2507 Toner Premix", in 32 ounce Polyethylene bottle with plastic screw top, container not in compliance with the Regulations of the Administrative Code of the City of New York.

### APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision at the request of the applicant; hearing previously closed.

## 905-77-A

APPLICANT—Jerome L. Grushkin, for Jacob Mandel, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—275 Getz Avenue, east side, 133.00' south of Genesee Street, Block 5518, Lot 227, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision; hearing closed.

## 906-77-A

APPLICANT—Jerome L. Grushkin, for Jacob Mandel, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—279 Getz Avenue, east side, 175.00' south of Genesee Street, Block 5518, Lot 225, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision; hearing closed.

## 907-77-A

APPLICANT—Jerome L. Grushkin, for Jacob Mandel, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—283 Getz Avenue, east side, 219.00' south of Genesee Street, Block 5518, Lot 223, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision, hearing closed.

## 908-77-A

APPLICANT—Jerome L. Grushkin, for Jacob Mandel, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—287 Getz Avenue, east side, 259' south of Genesee Street, Block 5518, Lot 221, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision; hearing closed.

## 909-77-A

APPLICANT—Jerome L. Grushkin, for Jacob Mandel, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—214 Ridgewood Avenue, west side, 254.00' south of Genesee Street, Block 5518, Lot 166, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision; hearing closed.

## 910-77-A

APPLICANT—Jerome L. Grushkin, for Harry Goldberg, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—246 Downes Avenue, south side, 106.42' east of Lexa Place, Block 6324, Lot 145, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision; hearing closed.

## 911-77-A

APPLICANT—Jerome L. Grushkin, for Harry Goldberg, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—258 Downes Avenue, southeast corner of Lexa Place, Block 6324, Lot 138, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision; hearing closed.



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## 912-77-A

APPLICANT—Jerome L. Grushkin, for Harry Goldberg, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—295 Bennett Avenue, northeast corner of Lexa Place, Block 6324, Lot 130, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision; hearing closed.

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## 913-77-A

APPLICANT—Jerome L. Grushkin, for Harry Goldberg, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—285 Bennett Avenue, north side, 84.36 feet east of Lexa Place, Block 6324, Lot 126, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision; hearing closed.

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## 914-77-A

APPLICANT—Jerome L. Grushkin, for Harry Goldberg, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—275 Bennett Avenue, north side, 168.72' east of Lexa Place, Block 6324, Lot 122, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision; hearing closed.

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## 915-77-A

APPLICANT—Jerome L. Grushkin, for Harry Goldberg, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—267 Bennett Avenue, north side, 253.08' east of Lexa Place, Block 6325, Lot 118, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision; hearing closed.

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## 983-77-A

APPLICANT—Peter F. Oddo, Jr., for Silver Ridge Estates, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—362 Lamoka Avenue, south side, 36.25' east of Ridgewood Avenue, Block 5482, Lot 49, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision; hearing closed.

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## 984-77-A

APPLICANT—Peter F. Oddo, Jr., for Silver Ridge Estates, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—366 Lamoka Avenue, southeast corner of Ridgewood Avenue, Block 5482, Lot 48, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision; hearing closed.

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## 985-77-A

APPLICANT—Peter F. Oddo, Jr. for Silver Ridge Estates, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—447 Cortelyou Avenue, west side, 348.70' south of Lamoka Avenue, Block 5481, Lot 26, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for decision; hearing closed.

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## 986-77-A

APPLICANT—Redken Laboratories, Incorporated, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Fire Commissioner re- packaging of nail polish remover in 16 ounce, high density, polyethylene container with a cap made of phenolic material with a poly aluminum mylar liner, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

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## 993-77-A

APPLICANT—Frank's Fuel, Incorporated, owner.

SUBJECT—Application December 27, 1977—appeal from a decision of the Fire Commissioner re- proposed use of oversized tank trucks bearing serial numbers 906234, 923160, 921917 and 71305 for transporting #4 and #5 fuel oil in New York City.

APPEARANCES—

For Applicant: Vincent R. Rippa.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; additional information; hearing closed.

Adjourned: 3:20 P.M.

ALAN D. GERSHUNY, *Executive Director*















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# BULLETIN

OF THE

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OF THE CITY OF NEW YORK

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New  
York, N. Y. 10013.  
TELEPHONE—566-5174.



# CALENDAR

## DOCKET

*New Cases Filed up to May 9, 1978*

*Cal. No. Dept. Premises Affected*

**317-78-A**—B.S.I.—718 Craig Avenue, west side, 660 feet north of Hylan Boulevard, Block 7941, Lot 25, Tottenville, Borough of Staten Island, N.B. #480/78, re- Storm water disposal (Local Law #7).

**318-78-A**—B.S.I.—726 Craig Avenue, west side, 550 feet north of Hylan Boulevard, Block 7941, Lot 30, Tottenville, Borough of Staten Island, N.B. #481/78, re- Storm water disposal (Local Law #7).

**319-78-A**—B.S.I.—730 Craig Avenue, west side, 500 feet north of Hylan Boulevard, Block 7941, Lot 32, Tottenville, Borough of Staten Island, N.B. #482/78, re- Storm water disposal (Local Law #7).

**320-78-A**—B.S.I.—744 Craig Avenue, west side, 384 feet north of Hylan Boulevard, Block 7941, Lot 38, Tottenville, Borough of Staten Island, N.B. #483/78, re- Storm water disposal (Local Law #7).

**321-78-A**—B.S.I.—750 Craig Avenue, west side, 320 feet north of Hylan Boulevard, Block 7941, Lot 41, Tottenville, Borough of Staten Island, N.B. #484/78, re- Storm water disposal (Local Law #7).

**322-78-A**—B.S.I.—119 Satterlee Street, east side, 660.12 feet north of Hylan Boulevard, Block 7941, Lot 87, Tottenville, Borough of Staten Island, N.B. #485/78, re- Storm water disposal (Local Law #7).

**323-78-A**—B.S.I.—135 Satterlee Street, east side, 490.97 feet north of Hylan Boulevard, Block 7941, Lot 81, Tottenville, Borough of Staten Island, N.B. #487/78, re- water disposal (Local Law #7).

**324-78-A**—B.S.I.—141 Satterlee Street, east side, 424.96 feet north of Hylan Boulevard, Block 7941, Lot 78, Tottenville, Borough of Staten Island, N.B. #488/78, re- Storm water disposal (Local Law #7).

**325-78-A**—B.S.I.—149 Satterlee Street, east side, 358.95 feet north of Hylan Boulevard, Block 7941, Lot 74, Tottenville, Borough of Staten Island, N.B. #489/78, re- Storm water disposal (Local Law #7).

**326-78-A**—B.S.I.—155 Satterlee Street, east side, 292.94 feet north of Hylan Boulevard, Block 7941, Lot 71, Tottenville, Borough of Staten Island, N.B. #490/78, re- Storm water disposal (Local Law #7).

**327-78-BZ**—B.S.I.—188 Woodward Avenue, west side, 199.63 feet south of South Gannon Avenue, Block 792, Lot 20, Willowbrook, Borough of Staten Island, Alt. #32/78, re- Floor area ratio, open space ratio, Cont. to Section 23.141 ZR. (Community Board #2S.I.)

**328-78-A**—B.S.I.—161 Satterlee Street, east side, 226.92 feet north of Hylan Boulevard, Block 7941, Lot 45, Tottenville, Borough of Staten Island, N.B. #491/78, re- Storm water disposal (Local Law #7).

**329-78-A**—B.S.I.—50 Tyndale Street, southeast corner of Barclay Avenue, Block 6364, Lot 8, Annadale, Borough of Staten Island, N.B. #596/78, re- Storm water disposal (Local Law #7).

**330-78-BZ**—B.Q.—115-05 15th Avenue, north side, 250 feet east of 114th Street, 115-10 14th Road, Block 4067, Lots 15 and 22, College Point, Borough of Queens, Com-

munity Board #7Q., re- enlargement of factory building, front yard, Cont. to Section 43-304 ZR.

**331-78-A**—F.D.—335 Greenwich Street, a/k/a 20-24 Jay Street, east side, 15 feet south of Jay Street, Block 143, Lot 21, Borough of Manhattan, Fire Department letter #17251, sprinkler system.

**332-78-BZ**—B.M.—326/38 West 30th Street, south side, 312 feet west of Eighth Avenue, 325/29 West 29th Street, Block 753, Lot 56, Borough of Manhattan, Community Board #4M, Alt. #149/78, re- Conversion of hospital to apartment house, windows, lot lines; existing bridge not permitted, zoning rooms, Cont. to Section 23-223 Z.R.

**333-78-BZ**—B.M.—136 West 24th Street, south side, 299 feet east of Seventh Avenue, Block 799, Lot 60, Borough of Manhattan, Community Board #4M, Alt. #288/78, re- Change from manufacturing to residential, Cont. to Section 42-10 ZR.

**334-78-BZ**—B.Q.—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens, Community Board #11Q, Alt. #37/58, re- Change from auto seat covers to tire sales, repairs, enlargement of lot.

**335-78-BZ**—400-440 West 114th Street, 401-445 West 113th Street, 1081-1097 Amsterdam Avenue, (bounded by entire block), 30-34 Morningside Drive, Block 1866, Lot 1, Borough of Manhattan, Community Board #9, re-proposed building, Cont. to Section 24-552 ZR, proposed nineteen story building.

**336-78-SM**—Muralo Fire Retardant Latex Flat Paint, 1500 White, manufactured by The Muralo Company, Inc. Material.

**337-78-SA**—Grimes automatic sprinklers and relating devices, manufactured by Raisler Corporation. Appliance.

**338-78-SA**—Two hour fire rated floor and ceiling assemblies, manufactured by United States Gypsum Company. Appliance.

**339-78-SM**—"Couplox", manufactured by Algonquin Merchantile Corporation. Material.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

**JUNE 6, 1978, 10:00 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 6, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

**290-49-BZ**

APPLICANT—H. M. Cole for Sutton House Associated, owner.

SUBJECT—Application for consideration—to withdraw application requesting to waive the rules of procedure and extension of term of variance which expired June 1, 1970—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, stores in a Class A multiple dwelling at cellar level.

PREMISES AFFECTED—1153-1167 York Avenue, 407-439 East 62nd Street, northwest corner and 420 East 63rd



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# CALENDAR

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Street, southwest corner of York Avenue, Block 1457, Lots 6, 17, 42 and 43, Borough of Manhattan.

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## 250-66-A

APPLICANT—Augustus Beekman, Fire Commissioner.

OWNER OF PREMISES: American Manhattan Corporation, owner.

SUBJECT—Application for consideration—reopening to rescind the resolution of February 28, 1967—appeal from an order and a decision of the Fire Commissioner re-sprinkler system; previously denied.

PREMISES AFFECTED—370-378 East Gunhill Road, southwest corner of Webster Avenue, Block 3355, Lot 116, Borough of the Bronx,

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## 371-29-BZ

APPLICANT—Charles M. Spindler Associates for Katherine Mazzeo, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1210-1230 East 233rd Street and 3900-3906 Edson Avenue, southeast corner and 1951-1961 Grenada Place, Block 4934, Lot 66, Borough of the Bronx. Community Board #12BX.

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## 880-57-BZ

APPLICANT—Frederick A. Ketcher for Sisters Parking Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1454-1458 Morris Avenue, east side, 41 feet north of East 171st Street, Block 2787, Lots 2 and 3, Borough of the Bronx. Community Board #4BX.

---

## 1033-67-A

APPLICANT—M. Milton Glass for Bronjo Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 9, 1978—appeal from an order of the Fire Commissioner re-elevator and operator in readiness at all times; previously granted on condition.

PREMISES AFFECTED—6-8 West 32nd Street, south side, 150 feet west of 5th Avenue, Block 833, Lot 45, Borough of Manhattan.

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## 218-68-A

APPLICANT—M. Milton Glass for Brause Realty Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 11, 1978—appeal from a decision of the Fire Commissioner re-competent man in attendance to operate elevator at all times; previously granted on condition.

PREMISES AFFECTED—254-256 West 31st Street, south side, 100 feet east of 8th Avenue, Block 780, Lot 71, Borough of Manhattan.

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## 221-77-A

APPLICANT—Lama and Vassalotti for Utopia Associates, owner; Mobil Oil Corporation, long term lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re-proposed change of use from automotive service station to self service gasoline station; previously granted on condition.

PREMISES AFFECTED—181-08 Horace Harding Expressway, southeast corner of Utopia Parkway, Block 7070, Lot 2, Flushing, Borough of Queens.

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## 239-77-A

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re-proposed change of use from automotive service station to self-service automotive service station; previously granted on condition.

PREMISES AFFECTED—3003 Coney Island Avenue, southeast corner of Guider Avenue, Block 811, Lot 14, Borough of Brooklyn.

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## 282-77-BZ

APPLICANT—Harold Herman for Solita N. Herman, as Trustee.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-1 district the erection of six additional stories upon a two story garage structure and the conversion into a multiple dwelling that creates noncompliance in floor area ratio, open space ratio, penetrates the sky exposure plane and accessory parking.

PREMISES AFFECTED—320-330 East 22nd Street, south side, 220 feet west of First Avenue, Block 927, Lot 38, Borough of Manhattan. Community Board #6M.

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## 41-58-BZ

APPLICANT—Lama and Vassalotti for Sherman Firsty, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 25, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on land to be cleared.

PREMISES AFFECTED—1365 Nelson Avenue, west side, 40 feet north of West 170th Street, Block 2521, Lot 35, Borough of the Bronx. Community Board #4BX.

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## 14-58-BZ

APPLICANT—Lama and Vassalotti for Sherman Firsty, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 2, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a local retail use district, the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—1268 Shakespeare Avenue, east side, 100.3 feet south of West 169th Street, Block 2506, Lot 85, Borough of the Bronx. Community Board #4BX.



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# CALENDAR

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## 501-76-BZ

APPLICANT—Samuel J. Kisseloff for 117 West 58th Street Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the conversion of a four story building from public dwelling into Class A apartments with a retail store on the first floor.

PREMISES AFFECTED—135 Christopher Street, north side, 106.9 feet west of Hudson Street, Block 630, Lot 51, Borough of Manhattan. Community Board #2M.

## 921-77-BZ

APPLICANT—Nicholas J. Salvadeo for Albert Davino, owner.

SUBJECT—Application November 30, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with commercial uses, the reconstruction of retail stores with accessory parking in open area.

PREMISES AFFECTED—960 Richmond Avenue, west side, 74.98 feet south of Mansey Place, Block 1704, Lot 56, Port Richmond, Borough of Staten Island. Community Board #1S.I.

## 4-78-BZ

APPLICANT—Frank Rogers for Meriel Realty Company, owner, Jean-Paul Goude, lessee.

SUBJECT—Application January 4, 1978—decision of the Borough Superintendent, under Section 73-62 of the Zoning Resolution, to permit in a C6-1 district, in an existing twelve story building, the enlargement in area of the penthouse level that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—19 Union Square West and 25 East 15th Street, northwest corner, Block 843, Lot 20, Borough of Manhattan. Community Board #5M.

## 41-78-BZ

APPLICANT—Harry Soled for Ignatz and Bella Shonkopf, owner.

SUBJECT—Application January 30, 1978—decision of the Borough Superintendent, under section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1677 48th Street, north side, 110 feet west of 17th Avenue, Block 5443, Lot 60, Borough of Brooklyn. Community Board #12BX.

## 80-78-BZ

APPLICANT—Samuel J. Kisseloff for Nicholas Brusco, owner.

SUBJECT—Application February 17, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C1-8 district, the conversion of an existing five story and penthouse structure from a rooming house into a multiple dwelling that creates non-compliance in lot area per room.

PREMISES AFFECTED—67 West 73rd Street, northeast corner of Columbus Avenue, Block 1126, Lot 1, Borough of Manhattan. Community Board #7M.

## 111-78-BZ

APPLICANT—Greco and Faraldo for Architects Design Group for Lofts for Living, owners.

SUBJECT—Application February 22, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 (5) of the New York City Charter, to permit in a M1-5 district, the conversion of an existing six story building from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—127-133 West 17th Street, north side, 321.8 feet west of Avenue of the Americas, Block 793, Lot 20, Borough of Manhattan. Community Board #4M.

## 112-78-A

APPLICANT—Greco and Faraldo for Architects Design Group for Lofts for Living, owners.

SUBJECT—Application February 22, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law: Distance between windows and lot lines.

PREMISES AFFECTED—127-133 West 17th Street, north side, 321.8 feet west of Avenue of the Americas, Block 793, Lot 20, Borough of Manhattan.

## 164-78-BZ

APPLICANT—Lama and Vassalotti for Salvatore Porcaro, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 73-21 of the Zoning Resolution, to permit in a R3-2 district, the erection of a one story enlargement to an existing retail store.

PREMISES AFFECTED—147-26 Brookville Boulevard and 235-31 147th Road, northwest corner, Block 13728, Lots 23 and 25, Borough of (Rosedale) Queens. Community Board #13Q.

ALAN D. GERSHUNY, *Executive Director*

JUNE 6, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 6, 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## 294-78-SM

APPLICANT—Lori Kay Products, Incorporated—fire retardant paper.

## 336-78-SM

APPLICANT—The Norton and Son, Incorporated for the Muralo Company, Incorporated—fire retardant paint.

## 337-78-SA

APPLICANT—Raisler Corporation, Raisler Sprinkler Division—automatic sprinkler system devices.

## 338-78-SM

APPLICANT—United States Gypsum Company—two hour fire rated non-combustible floor/ceiling assembly.

## 339-78-SM

APPLICANT—Intertech Industries, Incorporated for Algonquin Mercantile Corporation, Coupco Division—couplings for grooved end pipe and fittings.

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## 672-77-SA

APPLICANT—Pyrotronics, A Division of Baker Industries  
—Halon fire extinguishing system.

## 52-78-A

APPLICANT—Alphonse J. Calvanico for Raymond Longobardi, owner.  
SUBJECT—Application February 3, 1978—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street.  
PREMISES AFFECTED—194 Edwin Street, south side, 240.48 feet west of Barclay Avenue, Block 6423, Lot 6, Annadale, Borough of Staten Island.

## 53-78-A

APPLICANT—Alphonse J. Calvanico for Judy Rifka, owner.  
SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re-proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—331 Barclay Avenue, southeast corner of Sycamore Street, Block 6382, Lot 9, Annadale, Borough of Staten Island.

## 66-78-A

APPLICANT—McGee and Morsellino for Amoco Oil Company, owner.  
SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re-proposed use of self service gasoline pumps.  
PREMISES AFFECTED—529 Utica Avenue, southwest corner of Rutland Road, Block 4604, Lot 1, Borough of Brooklyn.

## 67-78-A

APPLICANT—McGee and Morsellino for Amoco Oil Company, Long-term lessee.  
SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re-proposed use of self service gasoline pumps.  
PREMISES AFFECTED—1130 Pennsylvania Avenue, northwest corner of Flatlands Avenue, Block 4412, Lots 29 and 32, Borough of Brooklyn.

## 160-78-A

APPLICANT—Nicholas J. Salvadeo for Helen Abbruzzese, owner.  
SUBJECT—Application February 28, 1978—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—4707 Arthur Kill Road, southwest corner of Allentown Lane, Block 7614, Lot 20, Tottenville, Borough of Staten Island.

ALLEN D. GERSHUNY, *Executive Director*

JUNE 13, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 13, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## 237-76-BZ

APPLICANT—Irving E. Minkin, Acting Commissioner, Department of Buildings.  
OWNER OF PREMISES—27-67 122nd Street Realty Corporation.  
SUBJECT—Application for consideration—reopening to rescind the resolution of July 13, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the enlargement in lot area and floor area of an existing catering and cabaret establishment and the use of the second floor addition as an accessory beauty parlor.  
PREMISES AFFECTED—25-67 to 25-71 College Point Causway, east side, 100 feet north of 26th Avenue, Block 4260, Lots 61 and 62, College Point, Borough of Queens. Community Board #7Q.

## 1045-67-BZ—Vol. II

APPLICANT—McGee and Morsellino for Bond Motors, Incorporated, owner.  
SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 12, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R2 district, the construction and maintenance of an accessory parking for an adjoining commercial establishment.  
PREMISES AFFECTED—160-11 92nd Street, southeast corner of 160th Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens. Community Board #10Q.

## 399-62-A

APPLICANT—M. Milton Glass for 1537 Associates, owner.  
SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 21, 1978—Appeal from an order and a decision of the Fire Commissioner re-elevator in readiness; previously granted on condition.  
PREMISES AFFECTED—15 West 37th Street, north side, 325 feet west of Fifth Avenue, Block 837, Lot 29, Borough of Manhattan.

## 389-37-BZ

APPLICANT—Annie Fiore and Dr. Jack J. Forest, owners.  
SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting partly in a residence use district the parking and storage of more than five motor vehicles.  
PREMISES AFFECTED—31-08 to 31-12 45th Street, 44-09 Newtown Road and 44-16 31st Avenue, south side, 1.01 feet west of 45th Street, Block 710, Lots 6, 18, 19, 20, 21 and 22, Long Island City, Borough of Queens. Community Board #1Q.

## 141-58-BZ

APPLICANT—Frederick A. Ketcher for Helmac Realty Corporation, owner.  
SUBJECT—Application for consideration—reopening for extension of term of variance which expires October 15, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7c and 7h of the Zoning Resolution, permitting in a residence use district, an extension to the existing legal funeral parlor and under-



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taking establishment with patron parking of more than 5 cars.

**PREMISES AFFECTED**—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of The Bronx. Community Board #7BX.

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## 551-76-BZ

**APPLICANT**—Samuel H. Lindenbaum for Good Deal Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired April 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5A district, in conjunction with the conversion of an eight story building from manufacturing and commercial occupancy into joint living working quarters for artists that exceed the permitted size.

**PREMISES AFFECTED**—141-145 Wooster Street, west side, 170 feet south of West Houston Street, Block 515, Lot 31, Borough of Manhattan.

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## 724-57-BZ

**APPLICANT**—Peter H. Galasso, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired June 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

**PREMISES AFFECTED**—921 Mace Avenue, northwest corner of Radcliffe Avenue, Block 4445, Lots 1 and 66, Borough of the Bronx. Community Board #11BX.

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## 141-58-BZ

**APPLICANT**—Frederick A. Ketcher for Halmac Realty Corporation, owner.

**SUBJECT**—Application for consideration—to reopen and extend the term of variance which expired October 15, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7c and 7h of the Zoning Resolution, permitting in a residence use district, an extension to the existing legal funeral parlor and undertaking establishment with patron parking of more than 5 cars.

**PREMISES AFFECTED**—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of the Bronx. Community Board #7BX.

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## 807-52-BZ

**APPLICANT**—Lama and Vassalotti for Bill Wolf Petroleum Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired April 14, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in the local retail use portion of a lot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting in the parking and storage of motor vehicles on unbuilt portion of lot.

**PREMISES AFFECTED**—140-20 Farmers Boulevard and 174-25 to 174-33 142nd Avenue, northwest corner, Block 12592, Lot 315, Hollis, Borough of Queens. Community Board #12Q.

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## 222-62-A

**APPLICANT**—M. Milton Glass for Owen McGiven, Receiver.

**SUBJECT**—Application for extension of term of variance which expired April 16, 1978—appeal from a decision of the Fire Commissioner re-elevator in readiness; previously granted on condition.

**PREMISES AFFECTED**—329-333 West 39th Street, north side, 315 feet east of Ninth Avenue, Block 763, Lot 18, Borough of Manhattan.

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## 75-70-BZ

**APPLICANT**—Atkin and Gibson for Luke Corcione, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, the erection of a one story building for use as a motor vehicle repair shop.

**PREMISES AFFECTED**—3231 White Plains Road, west side, 220.03 feet north of Burke Avenue, Block 4595, Lot 40, Borough of The Bronx. Community Board #12BX.

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## 584-52-BZ

**APPLICANT**—Lama and Vassalotti for Thomas Van Ripper, owner.

**SUBJECT**—Application for extension of term of variance which expired April 7, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale and storage of accessories and office.

**PREMISES AFFECTED**—39-03 Bell Boulevard and 213-02 to 213-12 39th Avenue, southeast corner, Block 6241, Lot 13, Bayside, Borough of Queens. Community Board #11Q.

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## 414-74-BZ

**APPLICANT**—Paul Gugliotta for W25130 Realty Associates, owner.

**SUBJECT**—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 25, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5 district, in an existing 16 story commercial building, the conversion of several floors into residential use.

**PREMISES AFFECTED**—251-255 West 30th Street, north side, 200 feet east of Eighth Avenue, Block 780, Lot 10, Borough of Manhattan.

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## 13-78-BZ

**APPLICANT**—M. Martin Elkind for Bernard Huttner, owner.

**SUBJECT**—Application January 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-4 district the erection of a one story enlargement to plumbing supply establishment with accessory storage of supplies.

**PREMISES AFFECTED**—144-20/22 Liberty Avenue, south side, 75.07 feet west of Inwood Street, Block 10043, Lots 6 and 9, Jamaica, Borough of Queens. Community Board #12Q.

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## 25-78-BZ

**APPLICANT**—Alfonso S. D'Elia for Drs. Kastenbaum and Berger, owners.



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SUBJECT—Application January 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-5 district the erection of a one story enlargement to a community facility structure that encroaches on the required front and side yards.

PREMISES AFFECTED—551 Crescent Street, southeast corner of Belmont Avenue, Block 4252, Lot 20, Borough of Brooklyn. Community Board #5BK.

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## 165-78-BZ

APPLICANT—Sheldon Lobel for No-Doe Corporation, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-5 district the erection of a one story enlargement to an automobile supply and parts establishment that increases the degree of non-conformity.

PREMISES AFFECTED—22-23 and 22-25 Steinway Street, east side, 200 feet south of Ditmars Boulevard, Block 795, Lots 21 and 24, Astoria, Borough of Queens. Community Board #1Q.

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## 187-78-BZ

APPLICANT—McGee and Morsellino for Adria Motor Inn Company, owner, Adria Operating Corporation, lessee

SUBJECT—Application March 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the erection of two additional stories upon and existing four story motel that creates non compliance in floor area ratio, penetration of the sky exposure plane and accessory parking and loading.

PREMISES AFFECTED—220-23 Northern Boulevard, northeast corner of 220th Place, Block 6324, Lot 20, Bay-side, Borough of Queens. Community Board #11Q.

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## 195-78-BZ

APPLICANT—Leonard F. Rothkrug for Kenmore Holding Corporation, owner.

SUBJECT—Application March 20, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district in an existing thirteen story factory structure the conversion of the seventh through thirteenth floors into a multiple dwelling.

PREMISES AFFECTED—344/48 West 38th Street, south side, 150 feet east of 9th Avenue, Block 761, Lot 59, Borough of Manhattan. Community Board #4M.

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## 196-78-A

APPLICANT—Leonard F. Rothkrug for Kenmore Holding Corporation, owner.

SUBJECT—Application March 20, 1978—appeal from a decision of the Borough Superintendent re-Multiple Dwelling Law (rear yard).

PREMISES AFFECTED—344/48 West 38th Street, south side, 150 feet east of Ninth Avenue, Block 761, Lot 59, Borough of Manhattan.

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## 73-77-BZ

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of the second through twelfth floors from lofts into joint living/working quarters.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.

Laid over from May 9, 1978 for continued hearing.

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## 74-77-A

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.

Laid over from May 9, 1978 for continued hearing.

ALAN D GERSHUNY, *Executive Director*

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JUNE 13, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 13, 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

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## 947-77-A

APPLICANT—Alphonse J. Calvanico for Jack Erlichman, owner.

SUBJECT—Application December 13, 1977—filed pursuant to Section 36, General City Law re- building not fronting on a legal street.

PREMISES AFFECTED—44 Colon Street, west side, 84.35' north of Billiou Street, Block 6569, Lot 52, Huguenot, Borough of Staten Island.

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## 979-77-A

APPLICANT—Alphonse J. Calvanico for Adolph Luwisch, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—491 Barclay Avenue, east side, 60.11' west of Shirley Avenue, Block 6370, Lot 4, Annadale, Borough of Staten Island.

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## 980-77-A

APPLICANT—Alphonse J. Calvanico for Adolph Luwisch, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—497 Barclay Avenue, east side, 0.00' north of Shirley Avenue, Block 6370, Lot 1, Annadale, Borough of Staten Island.

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## 60-78-A

APPLICANT—Mok and Sonber for Nofelco Realty Corporation, owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water. (Local Law #7).



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PREMISES AFFECTED—14-60 College Point Boulevard, northwest corner of 15th Avenue, Block 4077, Lot 30, College Point, Borough of Queens.

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## 68-78-A

APPLICANT—Leonard F. Rothkrug for Jesus LaFuente and Anna G. LaFuente, owners.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- sidewalk curb in accordance with the requirements of the Department of Highways.

PREMISES AFFECTED—840 West Fingerboard Road, southeast corner of Woodlawn Avenue, Block 3209, Lot 1, Dongan Hills, Borough of Staten Island.

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## 114-78-A

APPLICANT—Panef Manufacturing Company, Incorporated, owner.

SUBJECT—Application February 23, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Multi-Purpose Spray", in eight (8) ounce plastic bottle with plastic pump spray and overcap, container not in compliance with the Regulations of the Administrative Code of the City of New York.

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## 468-77-A

APPLICANT—Jeremiah T. Walsh, Commissioner of Buildings.

OWNER OF PREMISES—William Schmid.

SUBJECT—Application July 7, 1977—for Modification of Certificate of Occupancy #4467 re- access to fire escapes, and stairway enclosure.

PREMISES AFFECTED—25-29 William Street and 38-42 Exchange Place, southwest corner, Block 25, Lot 27, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, MAY 9, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon April 25, 1978 were approved as printed in the Bulletin of May 4, 1978, Volume 63 Number 18.

### 38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—appeal from a decision of the Fire Commissioner re- classification as a bulk storage plant; previously granted on condition.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

#### APPEARANCES—

For Applicant: Albert Melniker.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and time extended to complete the work.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(P. & T. Applic. No. 780026)

### 995-77-A

APPLICANT—Louis Lieberman for Monray Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of December 29, 1977—appeal from a decision of the Borough Superintendent re- provide wheelchair access for proposed building.

PREMISES AFFECTED—435 Foster Avenue, north side, 250.5  $\frac{5}{8}$  feet west of Ocean Parkway, Block 5427, Lot 56, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Israel Lefkowitz.

ACTION OF BOARD—Application withdrawn at the request of the owner.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### 996-77-A

APPLICANT—Louis Lieberman for Monray Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of December 29, 1977—appeal from a decision of the Borough Superintendent re- provide wheelchair access for proposed building.

PREMISES AFFECTED—437 Foster Avenue, north side, 230.5  $\frac{5}{8}$  feet west of Ocean Parkway, Block 5472, Lot 155, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Israel Lefkowitz.

ACTION OF BOARD—Application withdrawn at the request of the owner.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### 997-77-A

APPLICANT—Louis Lieberman for Monray Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of December 29, 1977—appeal from a decision of the Borough Superintendent re- provide wheelchair access for proposed building.

PREMISES AFFECTED—443 Foster Avenue, north side, 190.5  $\frac{5}{8}$  feet west of Ocean Parkway, Block 5427, Lot 153, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Israel Lefkowitz.

ACTION OF BOARD—Application withdrawn at the request of the owner.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### 998-77-A

APPLICANT—Louis Lieberman for Monray Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of December 29, 1977—appeal from a decision of the Borough Superintendent re- provide wheelchair access for proposed building.

PREMISES AFFECTED—447 Foster Avenue, north side, 170.5  $\frac{5}{8}$  feet west of Ocean Parkway, Block 5427, Lot 52, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Israel Lefkowitz.

ACTION OF BOARD—Application withdrawn at the request of the owner.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### 999-77-A

APPLICANT—Louis Lieberman for Monray Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of December 29, 1977—appeal from a decision of the Borough Superintendent re- provide wheelchair access for proposed building.

PREMISES AFFECTED—449 Foster Avenue, north side, 150.5  $\frac{5}{8}$  feet west of Ocean Parkway, Block 5427, Lot 51, Borough of Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant: Israel Lefkowitz.

ACTION OF BOARD—Application withdrawn at the request of the owner.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## 1000-77-A

APPLICANT—Louis Lieberman for Monray Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of December 29, 1977—appeal from a decision of the Borough Superintendent re- provide wheelchair access for proposed building.

PREMISES AFFECTED—453 Foster Avenue, north side, 130.5 5/5 feet west of Ocean Parkway, Block 5427, Lot 49, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Israel Lefkowitz

ACTION OF BOARD—Application withdrawn at the request of the owner.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## 1001-77-A

APPLICANT—Louis Lieberman for Monray Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of December 29, 1977—appeal from a decision of the Borough Superintendent re- provide wheelchair access for proposed building.

PREMISES AFFECTED—455 Foster Avenue, north side, 110.55½ feet west of Ocean Parkway, Block 5427, Lot 48, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Israel Lefkowitz

ACTION OF BOARD—Application withdrawn at the request of the owner.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## 1002-77-A

APPLICANT—Louis Lieberman for Monray Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of December 29, 1977—appeal from a decision of the Borough Superintendent re- provide wheelchair access for proposed building.

PREMISES AFFECTED—441 Foster Avenue, north side, 210.55½ feet west of Ocean Parkway, Block 5427, Lot 154, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Israel Lefkowitz

ACTION OF BOARD—Application withdrawn at the request of the owner.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## 1003-77-A

APPLICANT—Louis Lieberman for Monray Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of December 29, 1977—appeal from a decision of the Borough Superintendent re- provide wheelchair access for proposed building.

PREMISES AFFECTED—461 Foster Avenue, north side, 82.5½ feet west of Ocean Parkway, Block 5427, Lot 47, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Israel Lefkowitz.

ACTION OF BOARD—Application withdrawn at the request of the owner.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## 116-33-BZ

APPLICANT—Lama and Vassalotti for Lurose Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 22, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a business use district, the extension of an existing garage for more than five motor vehicles, pleasure type, and fifteen trucks in the ownership and control of the owner—granted by the Board under Calendar Number 430-30-BZ. Resolution amended to include storage of more than five trucks by a trucking concern.

PREMISES AFFECTED—50-56 Downing Street, south side, 8 feet 7½ inches west of Verrazano Street and 214-218 West Houston Street, north side, 159 feet 6¾ inches east of Varick Street, Block 528, Lot 12, Borough of Manhattan. Community Board #2M.

## APPEARANCES—

For Applicant: James E. Vassalotti and Doris Diether, C. B. #2M.

ACTION OF BOARD—Application reopened and term of variance extended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 10, 1934, on certain conditions; and

WHEREAS, a public hearing was held on this application on May 9, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 10, 1934 as amended through October 20, 1970 only as to the term of variance, so that as amended this portion of the resolution shall read:

*"granted for a term of ten years from the date of this amended resolution, to permit...; on condition that the facade of the building on the Downing Street side be painted or cleaned; that the sign on the Downing Street*



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side be removed; and that the damaged area around the standpipe be repaired; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 785-70)

## 187-53-BZ

APPLICANT—Harry Levy for Colgate Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 21, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a motor vehicle repair shop, painting, welding and office; and permitting the parking and storage of motor vehicles on the unbuilt upon portion of the lot.

PREMISES AFFECTED—970 Colgate Avenue, east side, 142.84 feet south of Bruckner Boulevard, Block 3649, Lot 27, Borough of the Bronx. Community Board #9BX.

### APPEARANCES—

For Applicant: Harry Levy.

ACTION OF BOARD—Application reopened and term of variance extended.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, a public hearing was held on this application on May 9, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 21, 1953 as amended through July 9, 1968 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . .; on condition that bumpers be installed in compliance with the rules and regulations of the Department of Buildings; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 113-53)

## 774-72-BZ

APPLICANT—Leonard F. Rothkrug for 1239-41 Fulton Street Corporation, owner.

SUBJECT—Application for consideration—to reopen for extension of term of variance which expired March 6, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-4 district in an existing two story and cellar building, occupied as a restaurant, the addition to the uses to include cabaret.

PREMISES AFFECTED—41-47 East 167th Street, 1201-19 River Avenue, northeast corner, Block 2489, Lot 33, Borough of the Bronx, Community Board #4BX.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 6, 1973, on certain conditions; and

WHEREAS, a public hearing was held on this application on May 9, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 6, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit . . .; on condition that the facade of the building fronting on River Avenue and East 167th Street be painted or cleaned, and that the sidewalks be cleaned and maintained free of debris; that other than as herein amended the resolution above cited, shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 431-72).

## 580-76-BZ

APPLICANT—McGee and Morsellino for Mario Tucci-arone, Charles Met and Estate of Anthony Cocheo, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 22, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story retail store and office building with accessory parking in the open area.

PREMISES AFFECTED—188-16 Northern Boulevard, southwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 22, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 169-76).

## 374-76-A

APPLICANT—Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 26, 1977 and for amendment—Appeal from a decision of the Fire Commissioner re-storage of bulk oil in company unmanned barges at Pier 98; previously granted on condition.



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PREMISES AFFECTED—600 West 59th Street and 850 12th Avenue, west side, Pier 98, Dock properties, Blocks 1106 and 1109, Lots 1 and 1, Borough of Manhattan.

APPEARANCES—

For Applicant: James T. Webb.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 31, 1978, at 10 A.M., Special Order Calendar for continued hearing, additional information to be submitted.

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## 183-48-BZ

APPLICANT—Leonard F. Rothkrug for 255 Turnpike Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 25, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7c and 7e of the Zoning Resolution, permitting the extension of a business building (stores, bank and theater) from a retail use district into a residence use district; and permitting the parking of more than 5 motor vehicles in the retail and residence use districts; and permitting in the retail use portion, the maintenance of a gasoline service station.

PREMISES AFFECTED—255-01 to 259-25 Union Turnpike, blockfront, north side between 255th Street and 260th Street, Block 8513, Lot 2, Glen Oaks, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to May 23, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

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## 1492-61-BZ

APPLICANT—Andrew Di Camillo for Joseph Coscia, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 26, 1978—decision of the Borough Superintendent; previously granted on condition under Section 21 of the Zoning Resolution, permitting in a residence use district the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—365-367 91st Street, north side, 154 feet 8 $\frac{5}{8}$  inches west of 4th Avenue, Block 6081, Lots 77 and 78, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: Frank Sellitto.

ACTION OF BOARD—Laid over to May 23, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

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## 773-66-BZ

APPLICANT—Carl Levine, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired December 13, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the reconstruction of an existing motor vehicle repair shop and the addition to the use to include vehicle sales.

PREMISES AFFECTED—1837 to 1849 Linden Boulevard, north side, 14 feet 2 $\frac{3}{4}$  inches east of Malta Street, Block 4319, Lots 42, 47 and 49, Borough of Brooklyn. Community Board #5BK.

APPEARANCES—

For Applicant: Carl Levine and Goldie Levine.

ACTION OF BOARD—Laid over to May 23, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

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## 207-68-BZ

APPLICANT—Leonard F. Rothkrug for Home Care Products, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 18, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district the change in occupancy of an existing one story building from a bowling establishment to the manufacture and storage of paper vacuum bags with accessory parking.

PREMISES AFFECTED—115-58 Dunkirk Street, west side, 80.32 feet north of Newburg Street, Block 10315, Lots 134, 225 and 227, St. Albans, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to May 16, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

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## 414-74-BZ

APPLICANT—Paul Gugliotta for W25130 Realty Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 25, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5 district, in an existing 16 story commercial building, the conversion of several floors into residential use.

PREMISES AFFECTED—251-255 West 30th Street, north side, 200 feet east of Eighth Avenue, Block 780, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Gugliotta and Earle S. Altman.

ACTION OF BOARD—Laid over to June 13, 1978 at 10 A.M., Special Order Calendar for continued hearing, additional information to be submitted.

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## 73-77-BZ

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of the second through twelfth floors from lofts into joint living/working quarters.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Paul Gugliotta.

For Opposition: None.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

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## 74-77-A

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.



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## APPEARANCES—

For Applicant: Paul Gugliotta.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

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### 612-77-BZ

APPLICANT—Diffendale and Kubec for Mrs. Rose Pitcherelli, owner.

SUBJECT—Application September 14, 1977—decision of the Borough Superintendent, under Section 72-11 of the Zoning Resolution, to permit in a C8-1 district, in an existing three story mixed building. The conversion of the second and third floors from two apartments into four apartments that increase the degree of non-conformity.

PREMISES AFFECTED—2131 Hylan Boulevard, northwest corner of Bedford Avenue, Block 3589, Lot 63, Grant City, Borough of Staten Island. Community Board #2S.I.

## APPEARANCES—

For Applicant: Peter W. Diffendale.

For Opposition: None.

ACTION OF BOARD—Laid over to May 23, 1978, at 10 A.M., for decision, hearing closed.

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### 61-78-A

APPLICANT—Diffendale and Kubec for Mrs. Rose Pitcherelli, owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—2131 Hylan Boulevard, northeast corner of Bedford Avenue, Block 3589, Lot 63, Grant City, Borough of Staten Island.

## APPEARANCES—

For Applicant: Peter N. Diffendale.

ACTION OF BOARD—Laid over to May 23, 1978, at 10 A.M., for decision, hearing closed.

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### 613-77-BZ

APPLICANT—Joseph B. Raia for Ida Lo Bue, owner.

SUBJECT—Application September 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width, the erection of a one family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

## APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: None.

ACTION OF BOARD—Laid over to May 23, 1978, at 10 A.M., deferred decision, hearing closed.

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### 614-77-A

APPLICANT—Joseph B. Raia for Ida Lo Bue, owner.

SUBJECT—Application September 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island.

## APPEARANCES—

For Applicant: Joseph B. Raia.

ACTION OF BOARD—Laid over to May 23, 1978, at 10 A. M., deferred decision, hearing closed.

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### 615-77-BZ

APPLICANT—Joseph B. Raia for Ludwig Comeforo, owner.

SUBJECT—Application September 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the conversion of an existing coal storage and garage establishment into an automobile repair shop with accessory parking in the open area.

PREMISES AFFECTED—107 Buel Avenue, northeast corner of North Railroad Avenue, Block 3530, Lot 81, Dongan Hills, Borough of Staten Island, Community Board #2S.I.

## APPEARANCES—

For Applicant: Joseph B. Raia and H. William Chace.

For Opposition: None.

ACTION OF BOARD—Laid over to May 31, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

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### 828-77-BZ

APPLICANT—Sheldon Lobel for MTM Printing Company, Incorporated, owner.

SUBJECT—Application November 9, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, the erection of a one story enlargement to an existing printing establishment that increases the degree of non-conformity.

PREMISES AFFECTED—23-21 College Point Boulevard, east side, 181.62 feet south of 23rd Avenue, Block 4226, Lot 17, College Point, Borough of Queens. Community Board #7Q.

## APPEARANCES—

For Applicant: Sheldon Lobel, Steven Kolman, Margery Kolman, Fred J. Mazzarello, Doris Baglione, Joseph Gurksnis and Frank Perrotta.

For Opposition: Marie V. Kaminez, Paul Stolz, Maria Stolz, Maria Solis, Rosalie Salamone, Judy Nielson, Lucy McCarthy, Gasper W. Salamone, Dorothy Sicuranza, Robert Salamone, Mary Castanzo, Easter Walsh, May Pisano, Terri Pisano, Joan Marie Salamone, Thomas Connolly, Michael Kaminez and Joan Vogt, Pres., College Pt. Taxpapers.

ACTION OF BOARD—Laid over to May 31, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

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### 924-77-BZ

APPLICANT—John L. Chillemi, owner.

SUBJECT—Application December 2, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a two story, one family dwelling that encroaches on the special district setback requirement.

PREMISES AFFECTED—630 Arden Avenue, southwest corner of Drumgoole Road West, Block 6232, Lot 50, Annadale, Borough of Staten Island. Community Board #3S.I.

## APPEARANCES—

For Applicant: John L. Chillemi.

For Opposition: None.

ACTION OF BOARD—Laid over to May 16, 1978, at 10 A.M., for decision, hearing closed.



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## 975-77-BZ

APPLICANT—Leonard F. Rothkrug for LMB Realty Corporation d/b/a Magnet Paint and Shellac Company, owner.  
SUBJECT—Application December 20, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story enlargement to an existing Paint and Shellac manufacturing establishment.

PREMISES AFFECTED—184-186 Lawrence Avenue, south side, 205 feet west of Ocean Parkway, Block 5423, Lot 36, Borough of Brooklyn. Community Board #12BK.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.  
For Opposition: None.

ACTION OF BOARD—Laid over to May 23, 1978, at 10 A.M., for decision, hearing closed.

## 71-78-BZ

APPLICANT—Harry Soled for Efraim Stein and M. Kohl, owners.

SUBJECT—Application February 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to a two family dwelling that creates non-compliance in floor area ratio, open space ratio and rear and side yard encroachments.

PREMISES AFFECTED—1157 53rd Street, north side, 226 feet west of 12th Avenue, Block 5661, Lot 53, Borough of Brooklyn. Community Board #12BK.

### APPEARANCES—

For Applicant: Harry Soled and Efraim Stein.  
For Opposition: Mildred Esposito.

ACTION OF BOARD—Laid over to May 16, 1978, at 10 A.M., for decision, hearing closed.

## 171-78-BZ

APPLICANT—Leonard M. Simon for Angelo Cestari, as Executor of the Estate of Amadeo Vilardi, G.J.G.P. Management, Incorporated, Contract vendee.

SUBJECT—Application March 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two story office building with accessory parking in the open area.

PREMISES AFFECTED—1535 Rockaway Parkway, east side, 155.75 feet south of Flatlands Avenue, Block 8205, Lots 22 and 28, Borough of Brooklyn. Community Board #18BK.

### APPEARANCES—

For Applicant: Leonard M. Simon and George Jaffee.  
For Opposition: None.

ACTION OF BOARD—Laid over to May 16, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

## 665-77-BZ

APPLICANT—Shael Shapiro for Shapiro Lawn Associates for 143-5 Owners Corporation, owner.

SUBJECT—Application October 14, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, the conversion of an existing twelve story building from factories into a multiple dwelling above the first floor store and factory.

PREMISES AFFECTED—143-5 West 20th Street, north side, 256.3 feet east of Seventh Avenue, Block 796, Lot 13, Borough of Manhattan. Community Board #4M.

### APPEARANCES—

For Applicant: Shael Shapiro  
For Opposition: None.

### RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 21, 1978, after due notice by publication in the Bulletin; laid over to April 25, 1978; then to May 9, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated September 29, 1977, acting on Alt. Applic. #672/1977, reads:

"1. Use group 2 Residential apartments not permitted in an M1 District. Sec. 42-00 ZR."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it *hereby is granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the conversion of an existing 12-story building from factories into a multiple dwelling above the first floor stores and factory *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received October 14, 1977", one sheet, and "April 19, 1978", 17 sheets; and *on further condition* that a smoke detection device be installed in each apartment in accordance with Article 7B of the Multiple Dwelling Law; that there shall be no living or sleeping in the cellar; that the lot area per room be a minimum of 44 square feet; that the demising wall between apartments to remain unchanged that exits and ventilation be provided to the satisfaction of the Department of Buildings; that the second floor be restricted to a conforming use; that the existing sprinkler system be properly maintained; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 40-78-BZ

APPLICANT—Lama and Vassalotti for Bacarol Realty Corporation, owner.

SUBJECT—Application January 27, 1978—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C1-3 and R5 district, at a refrigeration repair and service establishment previously before the Board, the enlargement in lot area to increase the accessory parking area.

PREMISES AFFECTED—70/84 Sullivan Street, north side, 57.2 feet east of Van Brunt Street, Block 556, Lots 15, 18, 19, 20 and 21, Borough of Brooklyn. Community Board #6BK.

### APPEARANCES—

For Applicant: James E. Vassalotti.  
For Opposition: None.



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## RECOMMENDATION OF THE COMMUNITY

BOARD—Waive public hearing.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 25, 1978, after due notice by publication in the Bulletin; laid over to May 9, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated January 3, 1978, acting on Alt. Applic. #1267/1977, reads:

"1. The proposed enlargement in area to provide additional open accessory parking for 26 cars within the R-5 portion of a plot located partly in a C1-3 district and partly in an R5 district and occupied by an existing non-conforming use previously granted by the Board of Standards and Appeals, is contrary to Sect. 22-00 Z.R. and Board of Standards and Appeals Cal. #815-68-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds that this is an appropriate case to permit a modification of the zoning resolution under Section 11-412 to enlarge the existing plot; and

WHEREAS, subject premises was the recipient of prior variance establishing the existing use of refrigeration service and repair; and

WHEREAS, a public school is located on the opposite side of Sullivan Street and the proposed parking would be provided from King Street which is a block away from the school.

*Resolved*, that the Board of Standards and Appeals does hereby permit under Section 11-412 of the Zoning Resolution to permit in a C1-3 and R5 district, at an existing refrigeration repair and service establishment previously before the Board, the enlargement in lot area to increase the accessory parking area, *on condition* that all work conform to the drawings filed with this application marked, received "January 27, 1978", 3 sheets and *on further condition* that the parking area be graded, paved and drained and that adjoining properties be protected with bumper guards or rails as per Building Department parking lot rules; that a fence be provided with a gate that can be locked after business hours and that all other laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned 12:50 P.M.

ALAN D. GERSHUNY, *Executive Director*

## REGULAR MEETING

TUESDAY AFTERNOON, MAY 9, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

140-63-SA

APPLICANT—Wecolator Company of New York, Incorporated, owner.

SUBJECT—Additional wheelchair lift.

APPEARANCES—

For Applicant: Elizabeth Russo.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
140-63-SA: Amendment to resolution to include additional wheelchair lift.

Wecolator Company of New York, Incorporated, Westbury, New York, requested that the resolution adopted July 20, 1971 under Calendar Number 140-63-SA be reopened and amended to include an additional wheelchair lift.

PROPOSED USE: Wheelchair lift.

DESCRIPTION: The additional Wecolator Wheelchair Lift III is similar to the previously approved lift. Both are electrically operated mechanisms which run on a rail.

The additional lift's rail section is attached to the wall along the stairway, instead of the stairway tread and risers. It has a cantilever design arrangement and is mounted on a vertical plane. It has a platform which can accommodate a person in a wheelchair and an attendant. The rated load is 350 pounds. The components fold in towards the wall in a "pancake" fashion, and take up 12½" of spaces in the folded position. The rail can be installed on straightaways, horizontal landings, and around curves and spirals. The lift is provided with a key switch to prevent unauthorized usage.

INSPECTION AND TEST: The lift was tested by Russell O. Brown, P. E., and certified to be capable of operating with a load of 1820 pounds, more than five times the rated load. Approval from Underwriters' Laboratories is pending.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted July 20, 1971 under Calendar Number 140-63-SA be reopened and amended to include the Wecolator Wheelchair Lift III on the following conditions.

1. All uses, locations, and installations of the lift shall comply with the applicable requirements of the Building Code and the Electrical Code of the City of New York.
2. All components of the lift shall be submitted for approval to the Electrical Advisor Board, Bureau of Gas and Electricity, if they are required to be approved under the Electrical Code.
3. The requirements of the original resolution adopted under this Calendar Number shall be complied with.
4. The lift and its components shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 140-63-SA."

A sworn affidavit by a responsible officer of the manufacturer, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.



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## 209-73-SA

APPLICANT—Martin Industries, Incorporated, owner.  
SUBJECT—Additional fireplaces.

### APPEARANCES—

For Applicant: Louis R. Trummel.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
209-73-SA: Amendment to resolution to include additional fireplaces.

Martin Industries, Incorporated, Huntsville, Alabama, requested that the resolution adopted January 29, 1974 and amended May 20, 1975 under Calendar Number 209-73-SA be reopened and amended to include additional fireplaces.

PROPOSED USE: Factory built fireplaces.

DESCRIPTION: The factory built wood burning fireplaces are additional models of the series, BW and CW, which were previously approved. The fireplaces are made of steel and refractory materials. The BW series consist of a range of sizes of built-in rectangular fireplaces. The CW series consist of a range of sizes of freestanding, circular fireplaces. The list of models, which reflects the deletion of some of those which were previously approved, the addition of the new models, and the addition of Montgomery Ward trade names, is as follows:

| Martin Model No. | Montgomery Ward Model No. |
|------------------|---------------------------|
| BW—2845          | 21068                     |
| BW—2845A         | 74-21001                  |
| BW—3645A         | 74-21002R                 |
| BW—4245A         | 74-21003R                 |
| BW—36            | 74-21004R                 |
| CW—3002          | 74-21010R                 |
| CW—3602          | 74-21011R                 |
| CW—3700          | —                         |
| CW—3702          | —                         |
| CW—30A           | 74-21545R                 |

INSPECTION AND TEST: The fireplaces have been tested and approved by Underwriters' Laboratories (Files MH 7603 and MH 10520).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted January 29, 1974 and amended May 20, 1975 under Calendar Number 209-73-SA be reopened and amended to include the additional fireplaces listed above on condition that all uses, locations, and installations of the fireplaces shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number. All uses in J-1 and J-2 (high rise residential) buildings shall be restricted to uses in buildings of non-combustible, "new" Building Code (effective December 6, 1968) construction.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 378-73-SA

APPLICANT—Fire Controls, Incorporated, owner.  
SUBJECT—Additional uses and equipment for fire alarm and extinguishing systems.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
378-73-SA: Amendment to resolution to include additional uses and equipment for fire alarm and extinguishing systems.

Fire Controls, Incorporated, Woodside, New York, requested that the resolution adopted September 18, 1973 and amended through November 29, 1977 under Calendar Number 378-73-SA be reopened and amended to include additional uses and equipment for fire alarm and extinguishing systems.  
PROPOSED USE: Fire alarm and halon extinguishing system release equipment.

DESCRIPTION: The additional Model V-33 signal provides an audible fire alarm signal in conjunction with other visual signals. It is a red, constant or pulsating signal.

The previously approved Model AIC Series alarm initiating circuits, ASC Series alarm sounding circuits, ZC Series zone coders, SRP Series supplementary relay panels, and CR-6340 Series re-entry life safety speakers are used for general fire alarm, sprinkler alarm, and/or smoke detection applications.

The previously approved Model HAP Series halon purge circuits and DHI Series detection and indicating panels are used for halon extinguishing systems.

The previously approved Model BG Series manual release stations are used for halon and other general extinguishing systems.

INSPECTION AND TEST: The Model V-33 signal has been tested and approved by Underwriters' Laboratories (File E56737) and has been recommended for approval by the Division of Fire Prevention. The uses of equipment described above have been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted September 18, 1973 and amended through November 29, 1977 under Calendar Number 378-73-SA be reopened and amended to include the additional Model V-33 visual signal for fire alarm systems and to include the uses of previously approved equipment as described above, on condition that all uses, locations, and installations of the equipment shall comply with the applicable requirements of Article 17 and RS 17 of the Building Code of the City of New York and all applicable Fire Prevention Directives.



# MINUTES

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 64-77-SA

APPLICANT—Honeywell, Incorporated, owner.

SUBJECT—Additional smoke detectors.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

64-77-SA: Amendment to resolution to include additional smoke detectors.

Honeywell, Incorporated, Minneapolis, Minnesota, requested that the resolution adopted June 7, 1977 under Calendar Number 64-77-SA be reopened and amended to include additional smoke detectors.

PROPOSED USE: Smoke detectors.

DESCRIPTION: The additional ionization smoke detectors, Models TC 49A1278 and TC 49A1286 are identical to the previously approved Models TC 49A1005 and TC 49A1054, respectively. All are hard-wired installed.

INSPECTION AND TEST: The smoke detectors have been tested and approved by Underwriters' Laboratories (File S1576 and have been tested and approved by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted June 7, 1977 under Calendar Number 64-77-SA be reopened and amended to include additional smoke detectors, Honeywell Models TC 49A1278 and TC 49A1286, ionization type, for hard-wired installations, on condition that all uses, locations and installations shall comply with the applicable requirements of Article 71 and RS 17-3 of the Building Code and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

porate name, change of address or to submit the annual affidavit will be cause for revocation.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 868-77-SA

APPLICANT—Whelen Engineering Company, Incorporated, owner.

SUBJECT—Application November 21, 1977—Rota-Beam Model SFD.

APPEARANCES—

For Applicant: Alfred Martin.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

868-77-SA: Acme Fire Alarm Company, Incorporated, Upper Saddle River, New Jersey, filed for approval of the Whelen Rota-Beam, Model SFD, and Space Age Flashing Lights Models AV-32, V-33, and AV-34, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Signal for fire alarm systems.

DESCRIPTION: The signals are used in conjunction with inferior fire alarm systems in premises that are occupied by people with hearing problems.

The Whelen Rota-Beam, Model SFD, is a rotary beacon which provides a pulsating, 360° signal. The Space Age Flashing Lights, Models AV-32, V-33, and AV-34, provide fired beacons. Models AV-32 and AV-34 are combination beacons and horns.

INSPECTION AND TEST: The Signals have been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of visual signals for use with fire alarm systems, Whelen Rota-Beam, Model SFD, and Space Age Flashing Lights, Models AV-32, V-33, and AV-34, on condition that all uses, locations, and installations of the equipment shall comply with the applicable requirements of Article 17 and RS 17 of the Building Code and Chapter 19 of the Administrative Code of New York. The signals shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 868-77-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.



# MINUTES

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

## 22-78-SM

APPLICANT—Pielkenroad Separator Company, owner,  
Lucchesi Company, agent.

SUBJECT—Application December 27, 1977—Pielkenroad  
Corrugated Plate Gravity Separators, models CPS-10  
through CPS-1000 and XF-10 through XF-1500.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance  
with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

22-78-SM: The Pielkenroad Separator Company, Houston,  
Texas, filed for approval of Pielkenroad Corrugated Plate  
Gravity Separators, Models CPS-10 through CPS-1000 and  
XF-10 through XF-1500, under the provisions of Section  
C26-106.2 of the Building Code and Chapter 19, Section  
C19-50 of the Administrative Code of the City of New York.

PROPOSED USE: Oil/water separators.

DESCRIPTION: The separators consist of closely spaced  
packs of long inclined corrugated plates, which are held in  
steel frames. The oil/water mixture flows through the packs,  
along the long axes of the plates in the CPS models and  
perpendicular to the long axes of the plates in the XF models.  
The numerical suffixes of the model designations indicate  
the capacities of the flow rates of the separators in gallons  
per minute. The parallel corrugated plates cause laminar  
flow conditions, which allows materials of different densities  
to separate. Oil droplets rise to the tops of the corrugations,  
float up the inclined plates to the top of the tank, and are  
removed by a skimmer. Suspended materials settle out as  
they pass through the plates, go to the bottoms of the cor-  
rugations, and slide down the inclines of the plates to the  
bottom of the tank.

INSPECTION AND TEST: The separators have been  
certified to comply with the applicable requirements of the  
American Petroleum Institute, Chapter 5 of the API  
Manual, by Sheldon N. Goldman, P.E., No. 43487, New  
York.

RECOMMENDATIONS: The Committee on Test recom-  
mends the approval of Pielkenroad Corrugated Plate Gravity  
Separators, Models CPS-10 through CPS-1000 and XF-10  
through XF-1500, on condition that all uses, locations, and  
installations of the separators shall comply with the applica-  
ble requirements of the Building Code of the City of New  
York. The separators shall be permanently labeled: "Ap-  
proved by the Board of Standards and Appeals for use in  
New York City under Calendar Number 22-78-SM."

A sworn affidavit by a responsible officer of the manufac-  
turer familiar with the materials, processes and controls of  
the product manufactured, shall be filed annually with this

Board, certifying that materials, processes and controls are  
being maintained as were in effect at the time of this ap-  
proval or previous approvals under this Calendar Number.  
Failure to notify the Board of change of ownership, change  
of corporate name, change of address or to submit the annual  
affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

## 113-78-SA

APPLICANT—Meyers & Merl Associates for Radiant  
Industries, Incorporated, Emergency Lighting Division,  
owner.

SUBJECT—Application February 23, 1978—BugEye Series,  
Perfect 36 Series, StayLite Series, Exit Light Series &  
Centropac, various models.

### APPEARANCES—

For Applicant: T. F. McCarthy.

ACTION OF BOARD—Appliance approved in accordance  
with the report and recommendation of Committee on  
Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

113-78-SA: Meyers and Merl Associates, Elmont, New York,  
for Radiant Industries, Emergency Lighting Division, North  
Hollywood, California filed for approval of Radiant emer-  
gency lighting equipment (models listed below) under the  
provisions of Article 17 and RS 17 of the Building Code of  
the City of New York.

PROPOSED USE: Emergency lighting equipment.

DESCRIPTION: The equipment consists of five series of  
self-contained, battery operated emergency lights, which can  
be used in areas protected by required interior fire alarm  
systems and in other areas on a voluntary basis. Each unit  
contains a battery charger. The series and model numbers  
are as follow:

### MODEL NUMBERS

Bug Eye Series

BE002

BE004

BE0061

BE0062

Perfect 36 Series

P361

P362

Staylite Series

SLM120GB1, SLM277GB1

SL120GA2, SL277GA2

SL120GD1, SL277GD1

SL120GF1, SL277GF1

148-140

148-240

148-140-120, 148-140-277



# MINUTES

148-240-120, 148-240-277  
SNC77 (Minipac)  
SLR120GA2, SLR277GA2  
SLR120GB1, SLR277GB1  
SLR120GD1, SLR277GD1  
SLR120GF1, SLR277GF1

Exit Light Series  
EXL120N06A, EXL277N06A  
XFR, XFG  
XFRU, XFGU  
XFRD, XFGD  
XTR, XTG  
XTRU, XTGU  
XTRD, XTGD

Centropac Series  
C24-120-500, C24-277-500  
C24-120-1000, C24-277-1000  
C24-120-1500, C24-277-1500

**INSPECTION AND TEST:** The lighting units have been tested and approved by Underwriters Laboratories and have been recommended for approval by the Division of Fire Prevention.

**RECOMMENDATIONS:** The Committee on Test recommends the approval of the Radiant emergency lighting equipment listed above on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and the Electrical Code of the City of New York. The units shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 113-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

## 236-78-SM

**APPLICANT**—United States Gypsum Company, owner.

**SUBJECT**—Two hour fire rated non-combustible assembly for protection of metal ducts.

**APPEARANCES**—  
For Applicant: E. V. Salvo.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
236-78-SM: United States Gypsum Company, Tarrytown,

New York, filed for approval of U.S.G. Thermafiber Mineral Fiber Blankets with FSK facing as a component of a two hour fire rated non-combustible assembly for protection of metal ducts under the provisions of Article 5 and RS 5 of the Building Code of the City of New York.

**PROPOSED USE:** Two hour fire rated non-combustible assembly for protection of metal ducts.

**DESCRIPTION:** The assembly consists of a 16 gauge galvanized steel sheet duct protected on four sides with 2½" thick, 6.9 pcf U.S.G. Thermafiber Mineral Fiber Blankets with FSK (foil-skrim-kraft) facing. The Thermafiber protection is held in place by 3" square clips over impaling pins secured to the duct. The pins are located 1½" from each duct edge and are spaced 18" on centers.

**INSPECTION AND TEST:** The assembly underwent a two hour fire test conducted by Armand Gustafiero, P.E., of the Consulting Engineers Group, Glenville, Illinois. The test was conducted in accordance with the requirements and procedures of the Wisconsin Building Code, the only specification for fire tests of ducts. The Wisconsin requirements include the limitation of a maximum reading of 250° F. for all thermocouples on the surface of the assembly exposed to the fire. During the test, the average readings of the thermocouples was below 250° F., but one thermocouple recorded 265° F., which was caused by an exothermic chemical reaction, and then returned to below 250° F.

The analogous ASTM E-119 requirement for fire tests of other types of assemblies is for an average thermocouple reading of 250° F. above ambient temperature, or 320° F., and a maximum individual thermocouple reading of 325° F. above ambient temperature, or 395° F., which is 130° F. above the maximum reading recorded during the test.

**RECOMMENDATIONS:** The Committee on Test recommends the approval of U.S.G. Thermafiber Mineral Fiber Blankets with FSK facing as a component of the two hour fire rated non-combustible assembly described above for protection of metal ducts under the provisions of Article 5 and RS 5 of the Building Code of the City of New York. The maximum width of the bottom surface of any horizontal duct to be protected by the assembly shall be 3 feet.

All plans submitted to the Department of Buildings for proposed uses of the assembly shall show the details of how the construction will comply with all applicable requirements of the Building Code, shall include graphic, descriptive, and illustrative material which satisfactorily describes the assembly, and shall state that the assembly was approved by the Board of Standards and Appeals with a two hour fire rating for use in New York City under Calendar Number 236-78-SM.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.



# MINUTES

## 839-77-A

APPLICANT—Alphonse J. Calvanico for Gino Tucci, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Almond Street, west side, 134.21 feet south of Vespa Avenue, Block 6011, Lot 44, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1977, on N.B. Applic. #552/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 10, 1977 acting on N.B. Applic. #552/77, Objection No. 1, be and it hereby is *modified* and that the Appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents no more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 840-77-A

APPLICANT—Alphonse J. Calvanico, for Gino Tucci, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84 Almond Street, southeast corner of Vespa Avenue, Block 6011, Lot 55, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1977, on N.B. Applic. #553/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 10, 1977, acting on N.B. Applic. #553/77, Objection No. 1, be and it hereby is *modified* and that the Appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of rain water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents no more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 841-77-A

APPLICANT—Alphonse J. Calvanico, for Gino Tucci, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—64 Almond Street, west side, 214.21 feet south of Vespa Avenue, Block 6011, Lot 38, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1977, on N.B. Applic. #551/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(e) (2) Administrative Building Code."

and



# MINUTES

WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 10, 1977, acting on N.B. Applic. #551/77, Objection No. 1, be and it hereby is *modified* and that the Appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents no more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 842-77-A

APPLICANT—Alphonse J. Calvanico, for Gino Tucci, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—42 Almond Street, west side, 358.43 feet North of Woodrow Road, Block 6011, Lot 77, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cineotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1977, on N.B. Applic. #550/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 10, 1977, acting on N.B. Applic. #550/77, Objection No. 1, be and it hereby is *modified* and that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents no more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the

least disruption of trees and natural features; and *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 843-77-A

APPLICANT—Alphonse J. Calvanico, for Gino Tucci, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—61 Vespa Avenue, Northeast corner of Ruxton Avenue, Block 6011, Lot 48, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cineotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1977, on N.B. Applic. #557/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(e) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 10, 1977 acting on N.B. Applic. #557/77, Objection No. 1, be and it hereby is *modified* and that the Appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents no more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure there will connect to such sewer; that dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 844-77-A

APPLICANT—Alphonse J. Calvanico for Gino Tucci, owner.

SUBJECT—Application November 15, 1977—Filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street; proposed use of drywell for the disposal of storm water (Local Law #7).



# MINUTES

PREMISES AFFECTED—39 Ruxton Avenue, east side, 359.33 feet north of Woodrow Road, Block 6011, Lot 26, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1977, on N.B. Applic. #555/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No. C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 10, 1977, acting on N.B. Applic. #555/77, Objections Nos. 1 A & B and 2, be and it hereby is *modified* and that the Appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents no more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; on further condition that the building shall substantially conform to drawings, marked "Received November 15, 1977", 3 sheets; and that all laws, rules and regulations shall be complied with.

## 963-77-A

APPLICANT—Peter F. Oddo, Jr. for Leewood Building Corporation, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—620 Ramona Avenue, south side, 405 feet west of Foster Avenue, Block 6920, Lot 29, Huguenot, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 1, 1977, on N.B. Applic. #1033/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (e) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the Appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated December 1, 1977, acting on N.B. Applic. #1033/77, Objection No. 1, be and it hereby is *modified* and that the Appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents no more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 652-77-A

APPLICANT—Charles Rizzo for Herman's Sporting Goods, owner.

SUBJECT—Application October 3, 1977—appeal from a decision of the Fire Commissioner re- storage of propane cylinders.

PREMISES AFFECTED—135/139 West 42nd Street, north side, 187.10 feet east of Broadway, Block 995, Lot 15, Borough of Manhattan.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to May 16, 1978, at 2 P.M., for deferred decision; applicant to be notified.

## 654-77-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application October 7, 1977—Appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to self service gasoline service station.

PREMISES AFFECTED—1527 Bedford Avenue and 656 to 668 Lincoln Place, southeast corner, Block 1260, Lot 5, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.



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# MINUTES

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## 696-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—243 Eylandt Street, north side, 195 feet west of Lipsett Avenue, Block 6421, Lot 21, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 697-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp. (owner).

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—239 Eylandt Street, north side, 150.00' west of Lipsett Avenue, Block 6421, Lot 16, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 698-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp. (owner).

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—233 Eylandt Street, north side, 100.00' west of Lipsett Avenue, Block 6421, Lot 12, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 699-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp. (owner).

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—160 Lipsett Avenue, northwest corner of Eylandt Street, Block 6421, Lot 9, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 700-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp. (owner).

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—726 Tallman Street, southwest corner of Lipsett Avenue, Block 6321, Lot 1, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

## 701-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp. (owner).

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—232 Tallman Street, south side, 80.00' west of Lipsett Avenue, Block 6421, Lot 78, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 702-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp. (owner).

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—236 Tallman Street, west side, 160 feet west of Lipsett Avenue, Block 6421, Lot 74, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 703-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—242 Tallman Street, south side, 240 feet west of Lipsett Avenue, Block 6421, Lot 68, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 704-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—248 Tallman Street, south side, 320 feet west of Lipsett Avenue, Block 6421, Lot 62, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 705-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—256 Tallman Street, 400 feet west of Lipsett Avenue, Block 6421, Lot 57, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.



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# MINUTES

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## 942-77-A

APPLICANT—McGee and Morsellino for Albion 55 Company, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—77-33 Queens Boulevard, northwest corner of Albion Avenue, Block 1536, Lot 101, Elmhurst, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino and S. P. Russo.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 943-77-A

APPLICANT—McGee and Morsellino for Anthony Heiss, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline station.

PREMISES AFFECTED—130 Bruckner Boulevard, south side, 75 feet east of Brook Avenue, Block 2260, Lot 4, Borough of the Bronx.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 944-77-A

APPLICANT—McGee and Morsellino for Rock Oil Company, Incorporated, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—120-128 West 145th Street, south side, 260 feet west of Lenox Avenue, Block 2013, Lot 44, Borough of Manhattan.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

---

## 972-77-A

APPLICANT—Edward Lauria for Joseph Petersen, owner.

SUBJECT—Application December 16, 1977—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—1018 Huguenot Avenue, west side, 25 feet north of Desius Street, Block 6583, Lot 45, Huguenot, Borough of Staten Island.

### APPEARANCES—

For Applicant—Edward Lauria.

ACTION OF BOARD—Laid over to May 23, 1978, at 2 P.M., for decision; hearing closed.

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## 42-78-A

APPLICANT—John T. O'Hagan, Fire Commissioner.

OWNER OF PREMISES—City of New York Health & Hospitals Corporation.

SUBJECT—Application January 30, 1978—for Modification of Certificate of Occupancy #167338 re- Sprinkler System.

PREMISES AFFECTED—2601/79 Ocean Parkway, east side, 100 feet north of Shore Parkway, Block 7239, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: A. Kab.

ACTION OF BOARD—Laid over to May 23, 1978, at 2 P.M., for continued hearing; additional information.

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## 44-78-A

APPLICANT—Frank A. Vaccaro, P.E. for Townbridge Homes, Incorporated, owner.

SUBJECT—Application January 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Melhorn Road, northeast corner of Staten Island, Block 869, Lot 84, Castleton Corner, Borough of Staten Island.

### APPEARANCES—

For Applicant: Frank A. Vaccaro.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 45-78-A

APPLICANT—Frank A. Vaccaro, P.E. for Townbridge Homes, Incorporated, owner.

SUBJECT—Application January 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—512 Staten Island Blvd., northwest corner of Tillman Street, Block 689, Lot 75, Castleton corners, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 46-78-A

APPLICANT—Frank A. Vaccaro, P.E. for Townbridge Homes, Incorporated, owner.

SUBJECT—Application January 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—207 Melhorn Road, southeast corner of Fine Blvd., Block 689, Lot 63, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 47-78-A

APPLICANT—Frank A. Vaccaro, P.E. for Townbridge Homes, Incorporated, owner.

SUBJECT—Application January 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—92 Fine Blvd., southwest corner of Tillman Street, Block 689, Lot 66, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.



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# MINUTES

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## 62-78-A

APPLICANT—Solomon Haselnuss for Cast Ten Ventures, Incorporation, Contract Vendee.

SUBJECT—Application February 8, 1978—appeal from a decision of the Borough Superintendent re- proposed cellar apartment.

PREMISES AFFECTED—361-365 Clinton Street, southeast corner of DeGraw Street, Block 333, Lot 9, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Solomon Haselnuss.

ACTION OF BOARD—Laid over to May 23, 1978, at 2 P.M., for continued hearing; additional information.

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## 81-78-A

APPLICANT—Samuel J. Kisseloff for Lake Gold Realty Corporation, Contract Vendee.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- height, number of stories, and floor area ratio for proposed converted dwelling is contrary to Multiple Dwelling Law.

PREMISES AFFECTED—175 East 73rd Street, north side, 155 feet west of 3rd Avenue, Block 1408, Lot 30, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel J. Kisseloff.

For Opposition: Leon Brickman.

ACTION OF BOARD—Laid over to May 23, 1978, at 2 P.M., for hearing at the request of the objectors; applicant concurs.

## 184-78-A

APPLICANT—Jerome L. Grushkin for M.M.H. Builders, owner.

SUBJECT—Application March 10, 1978—appeal from a decision of the Borough Superintendent re- proposed use of splash blocks draining for disposal of storm water (Local Law #7).

PREMISES AFFECTED—2219 Clove Road, southeast corner of Windermere Road, Block 3226, Lot 17, Grasmere, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 185-78-A

APPLICANT—Jerome L. Grushkin for M.M.H. Builders, owner.

SUBJECT—Application March 10, 1978—appeal from a decision of the Borough Superintendent re- proposed use of splash blocks draining for disposal of storm water (Local Law #7).

PREMISES AFFECTED—2223 Clove Road, east side, 23.21' south of Windermere Road, Block 3226, Lot 15, Grasmere, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

Adjourned: 3:15 P.M.

ALAN D. GERSHUNY, *Executive Director*









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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New  
York, N. Y. 10013.

TELEPHONE—566-5174.

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# CALENDAR

## DOCKET

*New Cases filed up to May 16, 1978*

*Cal. No. Dept. Premises Affected*

**340-78-BZ**—B.S.I.—12 Rankin Street, south side, 100 feet west of Preston Avenue, Block 5335, Lot 48, Great Kills, Borough of Staten Island, Community Board #3S.I., NB #896/77, re- one family residence, lot area Cont. to Sect. 107-42 Z.R.; side yard, Cont. to Sect. 23-461 Z.R.

**341-78-BZ**—B.Bx.—1634 Bruckner Boulevard, southwest corner of Morrison Avenue, Block 3653, Lot 50, Borough of The Bronx, Community Board #9Bx., Alt. #112/78, re- Shopping center with amusement arcade, Cont. to Sec. 32-10 Z.R.

**342-78-A**—F.D.—Packaging of a combustible mixture known as "Liquid Toner" in 2½ gallon cubitainer low density polyethylene with polypropylene cap. not in compliance with the Administrative Code.

**343-78-BZ**—B.Q.—47-18 Glenwood Street, west side, 162.26 feet south of West End Drive, Block 8263, Lot 29, Little Neck, Borough of Queens, Community Board #11Q., NB #10/78, re- one family dwelling, lot width, Cont. to Sect. 23-32 Z.R.

**344-78-BZ**—B.Q.—47-22 Glenwood Street, west side, 206.96 feet south of West End Drive, Block 8263, Lot 31, Little Neck, Borough of Queens, Community Board #11Q., NB #11/78, re- one family dwelling, lot width, Cont. to Sec. 23-461 Z.R.

**345-78-BZ**—B.Q.—47-26 Glenwood Street, west side, 247.16 feet south of West End Drive, Block 8263, Lot 33, Little Neck, Borough of Queens, Community Board #11Q., NB #12/78, re- one family dwelling, lot width, Cont. to Sec. 23-461 Z.R.

**346-78-A**—Gas dispensing equipment, manufactured by Geosource, Inc. appliance.

**347-78-SA**—"Delta-300" for self-serve gasoline stations, manufactured by General Atomic Company, appliance.

**348-78-BZ**—B.S.I.—28 Eltingville Boulevard, west side, 226.5 feet south of Wilson Avenue, Block 5505, Lot 42, Eltingville, Borough of Staten Island, Community Board #3S.I., Alt. #210/77, re- enlargement of existing funeral establishment, accessory parking, Sec. 32-31 Z.R.

**349-78-BZ**—B.Bx.—2105-09B Williamsbridge Road, west side, 46.42 feet north of Lydig Avenue, Block 4332, Lot 24, Borough of The Bronx, Community Board #11Bx., Alt. #102/78, re- extension to existing restaurant, Cont. to Sec. 54-31 Z.R., and 33-121 Z.R.

**350-78-BZ**—B.Bx.—1619 East 174th Street, bounded by Bronx River Avenue, Harrod Avenue, Block 3886, Lot 2, Borough of the Bronx, Community Board #9Bx., Alt. #30/78, re- proposed extension to community center.

**351-78-A**—B.M.—140 West 16th Street, south side, 275 feet east of 7th Avenue, Block 791, Lot 68, Borough of Manhattan, Alt. #585/77, re- proposed use of cellar apartment, Cont. to Sec. 34 M.D.L.

**352-78-BZ**—B.B.—1734 Shore Parkway, west side, 114.98 feet south of Bay Parkway, Block 6491, Lot 190, Borough of Brooklyn, Community Board #11BK., NB #30/78, re- air supported structure, Cont. to Sec. 32-22 Z.R.; amusement arcade requires special permit.

**353-78-BZ**—B.M.—243-245 East 50th Street, north side, 141 feet west of Second Avenue, Block 1324, Lot 19, Borough of Manhattan, Community Board #6M., NB #15/78, re- proposed building Cont. to Sec. 23-142 Z.R.; exceeds number of zoning rooms, Cont. to Sec. 23-233 Z.R.

**354-78-A**—F.D.—89-10 Van Wyck Expressway, southwest corner of 89th Avenue, Block 9364, Lot 18, Jamaica, Borough of Queens. Fire Department letter 77-4460JL27, re- qualified operator.

**355-78-SM**—Normac Model No. 1093-Z, adapter for gas service, manufactured by Norton McMurray Manufacturing, Company, material.

**356-78-SA**—Automatic Fire Detector, manufactured by SDS Equipment Corporation, appliance.

**357-78-SA**—B2974-320 Transmitter Unit, transmits coded signals to a central station receiver, appliance.

**358-78-BZ**—B.Q.—220-24 Jamaica Avenue, south side, 131.58 feet west of 222nd Street, Block 10789, Lot 271, Queens Village, Borough of Queens, Community Board #13Q., Alt. #24/78, re- eating and drinking establishment, with entertainment, Cont. to Sec. 32-00 Z.R.

**359-78-A**—F.D.—457 West 46th Street, north side, 175 feet east of 10th Avenue, Block 1056, Lot 8, Borough of Manhattan, re- Fire Department letter #73-1197, sprinkler system.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

JUNE 13, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 13, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

**237-76-BZ**

**APPLICANT**—Irving E. Minkin, Acting Commissioner, Department of Buildings.

**OWNER OF PREMISES**—27-67 122nd Street Realty Corporation.

**SUBJECT**—Application for consideration—reopening to rescind the resolution of July 13, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the enlargement in lot area and floor area of an existing catering and cabaret establishment and the use of the second floor addition as an accessory beauty parlor.

**PREMISES AFFECTED**—25-67 to 25-71 College Point Causway, east side, 100 feet north of 26th Avenue, Block 4260, Lots 61 and 62, College Point, Borough of Queens. Community Board #7Q.

**1045-67-BZ—Vol. II**

**APPLICANT**—McGee and Morsellino for Bond Motors, Incorporated, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired June 12, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R2 district, the construction and maintenance



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nance of an accessory parking for an adjoining commercial establishment.

**PREMISES AFFECTED**—160-11 92nd Street, southeast corner of 160th Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens. Community Board #10Q.

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## 399-62-A

**APPLICANT**—M. Milton Glass for 1537 Associates, owner.  
**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired May 21, 1978—Appeal from an order and a decision of the Fire Commissioner re- elevator in readiness; previously granted on condition.

**PREMISES AFFECTED**—15 West 37th Street, north side, 325 feet west of Fifth Avenue, Block 837, Lot 29, Borough of Manhattan.

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## 389-37-BZ

**APPLICANT**—Annie Fiore and Dr. Jack J. Forest, owners.  
**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired April 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting partly in a residence use district the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—31-08 to 31-12 45th Street, 44-09 Newtown Road and 44-16 31st Avenue, south side, 1.01 feet west of 45th Street, Block 710, Lots 6, 18, 19, 20, 21 and 22, Long Island City, Borough of Queens. Community Board #1Q.

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## 141-58-BZ

**APPLICANT**—Frederick A. Ketcher for Helmac Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expires October 15, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7c and 7h of the Zoning Resolution, permitting in a residence use district, an extension to the existing legal funeral parlor and undertaking establishment with patron parking of more than 5 cars.

**PREMISES AFFECTED**—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of The Bronx. Community Board #7BX.

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## 551-76-BZ

**APPLICANT**—Samuel H. Lindenbaum for Good Deal Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired April 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5A district, in conjunction with the conversion of an eight story building from manufacturing and commercial occupancy into joint living working quarters for artists that exceed the permitted size.

**PREMISES AFFECTED**—141-145 Wooster Street, west side, 170 feet south of West Houston Street, Block 515, Lot 31, Borough of Manhattan.

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## 724-57-BZ

**APPLICANT**—Peter H. Galasso, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired June 10, 1978—

decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

**PREMISES AFFECTED**—921 Mace Avenue, northwest corner of Radcliffe Avenue, Block 4445, Lots 1 and 66, Borough of the Bronx. Community Board #11BX.

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## 141-58-BZ

**APPLICANT**—Frederick A. Ketcher for Halmac Realty Corporation, owner.

**SUBJECT**—Application for consideration—to reopen and extend the term of variance which expired October 15, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7c and 7h of the Zoning Resolution, permitting in a residence use district, an extension to the existing legal funeral parlor and undertaking establishment with patron parking of more than 5 cars.

**PREMISES AFFECTED**—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of the Bronx. Community Board #7BX.

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## 807-52-BZ

**APPLICANT**—Lama and Vassalotti for Bill Wolf Petroleum Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired April 14, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in the local retail use portion of a lot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting in the parking and storage of motor vehicles on unbuilt portion of lot.

**PREMISES AFFECTED**—140-20 Farmers Boulevard and 174-25 to 174-33 142nd Avenue, northwest corner, Block 12592, Lot 315, Hollis, Borough of Queens. Community Board #12Q.

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## 222-62-A

**APPLICANT**—M. Milton Glass for Owen McGiven, Receiver.

**SUBJECT**—Application for extension of term of variance which expired April 16, 1978—appeal from a decision of the Fire Commissioner re- elevator in readiness; previously granted on condition.

**PREMISES AFFECTED**—329-333 West 39th Street, north side, 315 feet east of Ninth Avenue, Block 763, Lot 18, Borough of Manhattan.

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## 75-70-BZ

**APPLICANT**—Atkin and Gibson for Luke Corcione, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, the erection of a one story building for use as a motor vehicle repair shop.

**PREMISES AFFECTED**—3231 White Plains Road, west side, 220.03 feet north of Burke Avenue, Block 4595, Lot 40, Borough of The Bronx. Community Board #12BX.

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## 584-52-BZ

**APPLICANT**—Lama and Vassalotti for Thomas Van Ripper, owner.



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SUBJECT—Application for extension of term of variance which expired April 7, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale and storage of accessories and office.

PREMISES AFFECTED—39-03 Bell Boulevard and 213-02 to 213-12 39th Avenue, southeast corner, Block 6241, Lot 13, Bayside, Borough of Queens. Community Board #11Q.

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## 414-74-BZ

APPLICANT—Paul Gugliotta for W25130 Realty Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 25, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5 district, in an existing 16 story commercial building, the conversion of several floors into residential use.

PREMISES AFFECTED—251-255 West 30th Street, north side, 200 feet east of Eighth Avenue, Block 780, Lot 10, Borough of Manhattan.

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## 13-78-BZ

APPLICANT—M. Martin Elkind for Bernard Huttner, owner.

SUBJECT—Application January 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-4 district the erection of a one story enlargement to plumbing supply establishment with accessory storage of supplies.

PREMISES AFFECTED—144-20/22 Liberty Avenue, south side, 75.07 feet west of Inwood Street, Block 10043, Lots 6 and 9, Jamaica, Borough of Queens. Community Board #12Q.

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## 25-78-BZ

APPLICANT—Alfonso S. D'Elia for Drs. Kastenbaum and Berger, owners.

SUBJECT—Application January 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-5 district the erection of a one story enlargement to a community facility structure that encroaches on the required front and side yards.

PREMISES AFFECTED—551 Crescent Street, southeast corner of Belmont Avenue, Block 4252, Lot 20, Borough of Brooklyn. Community Board #5BK.

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## 165-78-BZ

APPLICANT—Sheldon Lobel for No-Doe Corporation, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-5 district the erection of a one story enlargement to an automobile supply and parts establishment that increases the degree of non-conformity.

PREMISES AFFECTED—22-23 and 22-25 Steinway Street, east side, 200 feet south of Ditmars Boulevard, Block 795, Lots 21 and 24, Astoria, Borough of Queens. Community Board #1Q.

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## 187-78-BZ

APPLICANT—McGee and Morsellino for Adria Motor Inn Company, owner, Adria Operating Corporation, lessee

SUBJECT—Application March 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the erection of two additional stories upon and existing four story motel that creates non compliance in floor area ratio, penetration of the sky exposure plane and accessory parking and loading.

PREMISES AFFECTED—220-23 Northern Boulevard, northeast corner of 220th Place, Block 6324, Lot 20, Bayside, Borough of Queens. Community Board #11Q.

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## 195-78-BZ

APPLICANT—Leonard F. Rothkrug for Kenmore Holding Corporation, owner.

SUBJECT—Application March 20, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district in an existing thirteen story factory structure the conversion of the seventh through thirteenth floors into a multiple dwelling.

PREMISES AFFECTED—344/48 West 38th Street, south side, 150 feet east of 9th Avenue, Block 761, Lot 59, Borough of Manhattan. Community Board #4M.

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## 196-78-A

APPLICANT—Leonard F. Rothkrug for Kenmore Holding Corporation, owner.

SUBJECT—Application March 20, 1978—appeal from a decision of the Borough Superintendent re-Multiple Dwelling Law (rear yard).

PREMISES AFFECTED—344/48 West 38th Street, south side, 150 feet east of Ninth Avenue, Block 761, Lot 59, Borough of Manhattan.

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## 73-77-BZ

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of the second through twelfth floors from lofts into joint living/working quarters.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.

Laid over from May 9, 1978 for continued hearing.

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## 74-77-A

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.

Laid over from May 9, 1978 for continued hearing.

ALAN D GERSHUNY, *Executive Director*

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JUNE 13, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 13, 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:



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## 947-77-A

APPLICANT—Alphonse J. Calvanico for Jack Erlichman, owner.

SUBJECT—Application December 13, 1977—filed pursuant to Section 36, General City Law re- building not fronting on a legal street.

PREMISES AFFECTED—44 Colon Street, west side, 84.35' north of Billiou Street, Block 6569, Lot 52, Huguenot, Borough of Staten Island.

## 979-77-A

APPLICANT—Alphonse J. Calvanico for Adolph Luwisch, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—491 Barclay Avenue, east side, 60.11' west of Shirley Avenue, Block 6370, Lot 4, Annadale, Borough of Staten Island.

## 980-77-A

APPLICANT—Alphonse J. Calvanico for Adolph Luwisch, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—497 Barclay Avenue, east side, 0.00' north of Shirley Avenue, Block 6370, Lot 1, Annadale, Borough of Staten Island.

## 60-78-A

APPLICANT—Mok and Sonber for Nofelco Realty Corporation, owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—14-60 College Point Boulevard, northwest corner of 15th Avenue, Block 4077, Lot 30, College Point, Borough of Queens.

## 68-78-A

APPLICANT—Leonard F. Rothkrug for Jesus LaFuente and Anna G. LaFuente, owners.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- sidewalk curb in accordance with the requirements of the Department of Highways.

PREMISES AFFECTED—840 West Fingerboard Road, southeast corner of Woodlawn Avenue, Block 3209, Lot 1, Dongan Hills, Borough of Staten Island.

## 114-78-A

APPLICANT—Panef Manufacturing Company, Incorporated, owner.

SUBJECT—Application February 23, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Multi-Purpose Spray", in eight (8) ounce plastic bottle with plastic pump spray and overcap, container not in compliance with the Regulations of the Administrative Code of the City of New York.

## 170-78-A

APPLICANT—William S. Bannon for Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application March 2, 1978—appeal from a decision of the Fire Commissioner re- installation of fog spray system.

PREMISES AFFECTED—36-04 Vernon Boulevard, west side, 50 feet south of 36th Avenue, Block 357, Lot 1, Ravenswood, Borough of Queens.

## 468-77-A

APPLICANT—Jeremiah T. Walsh, Commissioner of Buildings.

OWNER OF PREMISES—William Schmid.

SUBJECT—Application July 7, 1977—for Modification of Certificate of Occupancy #4467 re- access to fire escapes, and stairway enclosure.

PREMISES AFFECTED—25-29 William Street and 38-42 Exchange Place, southwest corner, Block 25, Lot 27, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

JUNE 20, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 20, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## 495-62-BZ

APPLICANT—Edward Lauria for Kenneth Wilpon, owner.

SUBJECT—Application for consideration—to withdraw the application to the request to waive the rules of procedure and extension of term of variance which expired December 11, 1972—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a R3-2 district, in conjunction with the erection of a one story building for use as a medical office, the additional uses of law office and real estate and insurance offices.

PREMISES AFFECTED—1101 Victory Boulevard, 4 Melrose Avenue, southwest corner, Block 247, Lot 1, Sunnyside, Borough of Richmond.

## 505-77-BZ

APPLICANT—Harold Herman for Solita N. Herman as Trustee, owner.

SUBJECT—Application for consideration—to withdraw the application to reopen and amended resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the enlargement by four additional stores on an existing five story garage structure and the conversion into a multiple dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room and penetration of the sky exposure plane.

PREMISES AFFECTED—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan.

## 146-59-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for Mrs. Selma Simon, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, at an existing non-transient parking lot previously granted by the Board, the extension of use to include transient parking limited to events held at Yankee Stadium.



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**PREMISES AFFECTED**—686-688 Gerard Avenue, east side, 180 feet north of East 153rd Street, Block 2473, Lot 8, Borough of The Bronx. Community Board #4BX.

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## 200-68-BZ

**APPLICANT**—Dominick Salvati and Son for Edward and Arthur Senft, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expires September 10, 1978—decision of Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in a C8-1 and R4 district, in an existing one story garage previously before the Board, the addition to the uses to include auto repairs, including welding and paint spraying.

**PREMISES AFFECTED**—1713-1717 Gravesend Neck Road, north side, 52 feet, 7 $\frac{7}{8}$  inches west of East 18th Street, Block 7378, Lot 21, Borough of Brooklyn.

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## 1167-66-BZ

**APPLICANT**—McGee and Morsellino for Joseph R. Stepnowski and Joseph Giangola, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired May 17, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 11-411 and 11-412 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story enlargement to an existing automotive establishment previously before the Board and the use of the open area for accessory parking.

**PREMISES AFFECTED**—191-20 Northern Boulevard, southwest corner of 192nd Street, Block 5513, Lot 27 (formerly Lots 27, 55 and 56), Flushing, Borough of Queens.

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## 1013-66-A

**APPLICANT**—Pitney Bowes-Copier Systems Division, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Fire Commissioner re-packaging of combustible mixture known as Mobiloil Outboard Super in 16 ounce metal sealed can. Containers not in accordance with Administrative Code requirements; previously granted on condition.

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## 361-57-BZ

**APPLICANT**—Film Moducles, Incorporated for Bleecker-Thompson Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired June 5, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7H of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for more than five motor vehicles.

**PREMISES AFFECTED**—175 Sullivan Street, east side, 150 feet north of West Houston Street, Block 525, Lot 3, Borough of Manhattan. Community Board #2M.

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## 735-59-BZ

**APPLICANT**—Walter T. Gorman for Angelo and Carole Cannavo, owner.

**SUBJECT**—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs with hand tools

only, sale of auto accessories, auto laundry, parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—902 Soundview Avenue, northeast corner of Story Avenue, Block 3662, Lot 1, Borough of The Bronx.

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## 225-77-BZ

**APPLICANT**—Walter T. Gorman for Hess Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 5, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-211 and 73-212 of the Zoning Resolution, permitting in a C2-5 district, the reconstruction and rearrangement of an automobile service station with accessory uses.

**PREMISES AFFECTED**—615-635 Tenth Avenue, a/k/a 501-505 44th Street, west side, blockfront between West 44th and West 45th Street, Block 1073, Lot 28, Borough of Manhattan.

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## 564-68-BZ

**APPLICANT**—Lama and Vassalotti for Anmac Holding Corporation, owner.

**SUBJECT**—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 73-50 of the Zoning Resolution, permitting in an M1-1 and R6 district, at an existing factory previously before the Board, the erection of a one story enlargement that encroaches on the required yard above a district boundary and the location of the accessory parking in the R6 district.

**PREMISES AFFECTED**—1876 to 1928 Atlantic Avenue, 56 to 66 Buffalo Avenue, southwest corner, 1869 to 1891 Pacific Street, Block 1338, Lots 17, 22, 38 and 71, Borough of Brooklyn.

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## 468-54-BZ

**APPLICANT**—Charles M. Spindler Associates for Sun Oil Company, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office and the parking of cars awaiting to be serviced, and permitting the use of existing accessory building located on existing gasoline service station located on northeast corner of Utopia Parkway and Horace Harding Boulevard.

**PREMISES AFFECTED**—175-33 to 175-41 Horace Harding Boulevard, 59-02 to 59-08 Utopia Parkway, northwest corner and 175-50 to 175-60 59th Avenue, Block 6890, Lot 24, Fresh Meadows, Borough of Queens. Community Board #8Q.

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## 26-78-BZ

**APPLICANT**—Harry Soled for Bnos Jerusholaim DChasidel Belz, owner.

**SUBJECT**—Application January 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-2 district, the conversion of an existing four story structure into a parochial school on the first and second floors only.

**PREMISES AFFECTED**—12 Franklin Avenue and 393/401 Flushing Avenue, northwest corner, Block 2261, Lot 17, Borough of Brooklyn. Community Board #1BK.



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## 174-78-BZ

APPLICANT—Lama and Vassalotti for Robert and Michael Leider, owners, Amoco Oil Company, long term lessee.

SUBJECT—Application March 7, 1978—decision of the Borough Superintendent, under Sections 11-413 and 73-211 of the Zoning Resolution, to permit in a C2-3 district, the reconstruction of an automotive service station previously before the Board.

PREMISES AFFECTED—2510/2526 65th Street, 369/381 Avenue P, northwest corner of, and 1587/1599 Dahill Road, Block 6607, Lot 82, Borough of Brooklyn. Community Board #12BK.

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## 190-78-BZ

APPLICANT—Andrew Di Camillo for Dr. Clinton F. Carrougher, owner.

SUBJECT—Application March 15, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story enlargement to an existing one family dwelling and doctor's office structure that encroaches on the required side and rear yards.

PREMISES AFFECTED—444 Bay Ridge Parkway, north side, 325.6 feet east of 4th Avenue, Block 5930, Lot 73, Borough of Brooklyn. Community Board #10BK.

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## 203-78-BZ

APPLICANT—A. H. Salkowitz and C. Heimberger for 247 West 35th Street Realty Corporation, owner.

SUBJECT—Application March 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C4-2 district, on a plot with a two story commercial building previously before the Board, the enlargement in area of the first floor that creates non-compliance in the parking requirements.

PREMISES AFFECTED—92-36 Merrick Boulevard (aka 92-35 165th Street), west side, 110.42 feet north of Archer Avenue, Block 10155, Lot 24, Jamaica, Borough of Queens. Community Board #12Q.

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## 280-78-BZ

APPLICANT—McGee and Morsellino for Mac-ing Company, Incorporated, owner. F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in a M1-1 district, the conversion of an existing three story building from a factory into a multiple dwelling.

PREMISES AFFECTED—76-26 47th Avenue, south side, 321.86 feet east of Queens Boulevard, Block 1536, Lot 16, Elmhurst, Borough of Queens. Community Board #4Q.

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## 281-78-A

APPLICANT—McGee and Morsellino for Mac-Ing Company, Incorporated, owner, F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—appeal from a decision of the Borough Superintendent re- Multiple dwelling law (rear yard).

PREMISES AFFECTED—76-26 47th Avenue, south side, 321.86 feet east of Queens Boulevard, Block 1536, Lot 16, Elmhurst, Borough of Queens.

## 282-78-BZ

APPLICANT—McGee and Morsellino for Mac-ing Company, Incorporated, owner, F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in a M1-1 district, the conversion of an existing five story and penthouse factory structure into a multiple dwelling.

PREMISES AFFECTED—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens. Community Board #4Q.

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## 283-78-A

APPLICANT—McGee and Morsellino for Mac-Ing Company, Incorporated, owner, F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law (width of rear yard and side yard).

PREMISES AFFECTED—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens.

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## 10-78-BZ

APPLICANT—Nahum A. Bernstein for Regent Baby Products, owner.

SUBJECT—Application January 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to an existing factory with accessory parking in the open area.

PREMISES AFFECTED—43-21 52nd Street, east side, 210 feet north of Queens Boulevard, Block 1321, Lots 12, 15 and 16, Woodside, Borough of Queens. Community Board #2Q.

Laid over from May 16, 1978, for hearing.

ALAN D. GERSHUNY, *Executive Director*

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JUNE 20, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 20, 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

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## 6-78-A

APPLICANT—McGee and Morsellino for John Yonke, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—36-14 Bud Place, northwest corner of 36th Road, Block 4968, Lots 24, 28, 29 and 30, Flushing, Borough of Queens.

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## 76-78-A

APPLICANT—Northeast Marine Terminal for City of New York, owner.

SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- use of unapproved oil burner unit as space heater.



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# CALENDAR

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PREMISES AFFECTED—Foot of 39th Street and Gowanus Bay, Block 662, Lot 100 (230, 115 and 150), Borough of Brooklyn.

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## 82-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—41 Hillis Street, southeast corner of Summit Place, Block 6240, Lot 1, Annadale, Borough of Staten Island.

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## 83-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—20 Summit Place, south side, 110.65 feet east of Hillis Street, Block 6240, Lot 7, Annadale, Borough of Staten Island.

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## 84-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Summit Place, south side, 210.65 feet of Hillis Street, Block 6240, Lot 12, Annadale, Borough of Staten Island.

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## 85-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 Rogers Place, north side, 61.25 feet west of Fornes Place, Block 6240, Lot 79, Annadale, Borough of Staten Island.

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## 86-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—25 Rogers Place, north side, 172.36 feet west of Fornes Place, Block 6240, Lot 84, Annadale, Borough of Staten Island.

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## 87-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—18 Fornes Place, southwest corner of Rogers Place, Block 6240, Lot 117, Annadale, Borough of Staten Island.

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## 88-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4945 Amboy Road, north side, 141.25 feet west of Fornes Place, Block 6240, Lot 135, Annadale, Borough of Staten Island.

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## 89-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4933 Amboy Road, northwest corner of Fornes Place, Block 6240, Lot 126, Annadale, Borough of Staten Island.

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## 90-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—22 Rogers Place, south side, 134.35 feet east of Hillis Street, Block 6240, Lot 111, Annadale, Borough of Staten Island.

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## 206-78-A

APPLICANT—Donald Rowe for Luciano Pozza, owner.

SUBJECT—Application March 29, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—88 Covengry Road, south side, 114.64 feet west of Westentry Road, Block 891, Lot 22, Todt Hill, Borough of Staten Island.

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## 212-78-A

APPLICANT—Larry Meltzer for Nettie Feldstein, owner.

SUBJECT—Application March 31, 1978—appeal from a decision of the Borough Superintendent re- proposed conversion of three story two family dwelling to a multiple dwelling.

PREMISES AFFECTED—1780 East 19th Street, west side, 154 feet north of Avenue R, Block 6801, Lot 40, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, MAY 16, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 2, 1978, were approved as printed in the Bulletin of May 11, 1978, Volume 63, Number 19.

### 687-76-A

APPLICANT—Jerome L. Grushkin for Max Berman, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired December 14, 1977—appeal from a decision of the Borough Superintendent re- storm water disposal—Local Law #7; previously granted on condition.

PREMISES AFFECTED—302 Kell Avenue, west side, 116.5 feet south of Westwood Avenue, Block 780, Lot 34, Willowbrook, Borough of Staten Island.

#### APPEARANCES—

For Applicant: Gordon Skueie.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

#### THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 14, 1976, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on December 14, 1976, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 792-76)

### 688-76-A

APPLICANT—Jerome L. Grushkin for Max Berman, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired December 14, 1977—appeal from a decision of the Borough Superintendent re- storm water disposal—Local Law #7; previously granted on condition.

PREMISES AFFECTED—300 Kell Avenue, west side, 92 feet south of Westwood Avenue, Block 780, Lot 35, Willowbrook, Borough of Staten Island.

#### APPEARANCES—

For Applicant: Gordon Skueie.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

#### THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 14, 1976, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on December 14, 1976, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 793-76)

### 389-51-BZ—Vol. I

APPLICANT—H. M. Cole for Tracco-Bogota, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires October 7, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the extension of garage use on West 56th Street (Lot 40) presently used as a storage garage, to be extended into building located on Lot 39, presently used as a non-storage (three pleasure cars; balance dead storage).

PREMISES AFFECTED—108-112 West 56th Street, south side, 150 feet west of Avenue of the Americas, Block 1008, Lots 39 and 40, Borough of Manhattan. Community Board #5M.

#### APPEARANCES—

For Applicant: H. M. Cole.

ACTION OF BOARD—Application reopened and term of variance extended.

#### THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 11, 1952, on certain conditions; and

WHEREAS, a public hearing was held on this application on May 16, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 11, 1952 as amended through April 8, 1975 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of three years from October 7, 1978, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 526-51)

### 1271-65-BZ

APPLICANT—Persich and Giacobelli for St. Helen's R. C. Church, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 73-452 of the Zoning Resolution, permitting in an R2 district, the construction of an off-site accessory parking lot for an existing church.

PREMISES AFFECTED—157-06 84th Street, southwest corner of 157th Avenue, Block 13963, Lot 60, Howard Beach, Borough of Queens. Community Board #10Q.

#### APPEARANCES—

For Applicant: Douglas J. Persich.

ACTION OF BOARD—Application reopened and resolution amended.



# MINUTES

## THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1966, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1966 by adding thereto:

"That the existing off-site parking lot may be used as accessory parking for the new church, substantially as shown on revised drawing of proposed conditions marked 'Received March 29, 1978'—two sheets; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 2026-65)

## 207-68-BZ

APPLICANT—Leonard F. Rothkrug for Home Care Products, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 18, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district the change in occupancy of an existing one story building from a bowling establishment to the manufacture and storage of paper vacuum bags with accessory parking.

PREMISES AFFECTED—115-58 Dunkirk Street, west side, 80.32 feet north of Newburg Street, Block 10315, Lots 134, 225 and 227, St. Albans, Borough of Queens. Community Board #12Q.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

## THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 18, 1968, on certain conditions; and

WHEREAS, a public hearing was held on this application on May 16, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 18, 1968 as amended through July 23, 1968 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from June 18, 1978, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1672-67)

## 579-68-BZ

APPLICANT—Frank P. Farinella for Hurley and Farinella for Helmsley Spear, Incorporated, agent; Lexington Towers Company, owner.

SUBJECT—Application for consideration—requests to waive the rules of procedure and extension of term of variance which expires June 3, 1980—decision of the Borough Super-

intendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C1-9 and R8 district at an existing fifteen story multiple dwelling, the addition to the uses to include transient parking for the unused and surplus tenants spaces.

PREMISES AFFECTED—152-160 East 88th Street, 1303-1309 Lexington Avenue, southeast corner, Block 1516, Lot 52, Borough of Manhattan. Community Board #8M.

## APPEARANCES—

For Applicant: Frank Farinella.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

## THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 18, 1969, on certain conditions; and

WHEREAS, a public hearing was held on this application on May 16, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on February 18, 1969 as amended through June 3, 1975 only as to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; *on condition that* 1. The two doors in question shall be modified so that they may be opened from the garage side, and then only for emergency existing from the garage. There shall be no access, by key or otherwise, from the basement side to the garage.

2. The landlord shall make it a condition of employment that the superintendent or his substitute on duty, must immediately investigate every sounding of the alarm and submit a written report to the landlord.

3. That no signs be placed on the sidewalk in front of the entrance. That other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1947-74)

## 449-73-BZ

APPLICANT—Leonard F. Rothkrug for Daughters of Jacob Geriatric Center, Incorporated, owner.

SUBJECT—Application for extension of time to complete which expired May 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-1 district, the conversion of an existing six story nursing home to a residence for the elderly that encroaches on the required inner court and on the minimum distance between buildings.

PREMISES AFFECTED—321-335 East 167th Street and 1151-1201 Teller Avenue, northeast corner, Block 2435, Lot 45, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1



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# MINUTES

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## THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 22, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on May 3, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 22, 1974 as amended through May 3, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 109-73)

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## 468-54-BZ

APPLICANT—Charles M. Spindler Associates for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office and the parking of cars awaiting to be serviced, and permitting the use of existing accessory building located on existing gasoline service station located on northeast corner of Utopia Parkway and Horace Harding Boulevard.

PREMISES AFFECTED—175-33 to 175-41 Horace Harding Boulevard, 59-02 to 59-08 Utopia Parkway, northwest corner and 175-50 to 175-60 59th Avenue, Block 6890, Lot 24, Fresh Meadows, Borough of Queens. Community Board #8Q.

## APPEARANCES—

For Applicant: B. J. Amato.

ACTION OF BOARD—Laid over to June 20, 1978, at 10 A.M., Special Order Calendar, at the request of Community Board #8.

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## 593-72-BZ

APPLICANT—Diffendale and Kubec for Richmond Memorial Hospital and Health Center, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 19, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the installation of an accessory sewage treatment plant for an existing hospital.

PREMISES AFFECTED—360 Seguire Avenue, northwest corner of Kingsland Street, Block 6699, Lot 82, Princes Bay, Borough of Staten Island.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to May 31, 1978, at 10 A.M., Special Order Calendar, for decision; hearing closed.

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## 377-73-BZ

APPLICANT—McGee and Morsellino for Samuel Hofstein, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story and basement office building with accessory parking in the open area.

PREMISES AFFECTED—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to June 6, 1978, at 10 A.M., Special Order Calendar, for decision; additional information; hearing closed.

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## 829-77-BZ

APPLICANT—Leonard F. Rothkrug for Joseph Palermo and Carmine Rozzo, owners, Jack LaLanne Staten Island Health Spa, Incorporated, lessee.

SUBJECT—Application November 9, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of a one story building for use as a physical culture establishment with accessory parking in open area.

PREMISES AFFECTED—1660 Richmond Avenue, west side, 143.54 feet north of Victory Boulevard, Block 2236, Lot 133, Bull's Head, Borough of Staten Island. Community Board #2S.I.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and Henry Picciurra.

For Opposition: Joseph Puma.

For Administration: Steven Stein, Nancy Rosan, C.P.C.

ACTION OF BOARD—Laid over to May 31, 1978, at 10 A.M., of continued hearing, additional information to be submitted.

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## 830-77-A

APPLICANT—Leonard F. Rothkrug for Joseph Palermo and Carmine Rozzo, owners, Jack LaLanne Staten Island Health Spa, Incorporated, lessee.

SUBJECT—Application November 9, 1977—filed pursuant to Section 36 of the General City Law re-proposed parking in the bed of a mapped street.

PREMISES AFFECTED—1660 Richmond Avenue, west side, 143.54 feet north of Victory Boulevard, Block 2236, Lot 133, Bull's Head, Borough of Staten Island.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and Henry Picciurra.

For Opposition: Joseph Puma.

For Administration: Steven Stein, Nancy Rosan, C.P.C.

ACTION OF BOARD—Laid over to May 31, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

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## 895-77-BZ

APPLICANT—Harry Soled for Paolo and Maria Bennici, owners.

SUBJECT—Application November 23, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 and R6 district, the enlargement in area of an existing non-transient parking lot previously before the Board.

PREMISES AFFECTED—210-229 Union Street, north side, 114.6 feet east of Henry Street, Block 338, Lots 44, 46, 47 and 49, Borough of Brooklyn. Community Board #6BK.

## APPEARANCES—

For Applicant: Harry Soled.

For Opposition: R. D. Mann, Jr., A. J. Esposito, G. P. Mann, M. Mennella and Gerard M. Carey.

ACTION OF BOARD—Laid over to May 31, 1978, at 10 A.M., for decision, hearing closed.



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# MINUTES

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## 923-77-BZ

APPLICANT—Larry Meltzer for Matthew J. Percia, owner.

SUBJECT—Application December 2, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story building for use as a manufacturing establishment.

PREMISES AFFECTED—1905 McDonald Avenue, east side, 104.5½ feet south of Quentin Road, Block 6658, Lot 86, Borough of Brooklyn. Community Board #15BK.

### APPEARANCES—

For Applicant: Ronald Ogur.

For Opposition: None.

ACTION OF BOARD—Laid over to May 31, 1978, at 10 A.M., for decision; additional information; hearing closed.

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## 929-77-BZ

APPLICANT—Dominick Salvati and Son for Phil Philips, owner.

SUBJECT—Application December 6, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the maintenance of a one story enlargement to a one family dwelling that increases the degree of non-compliance in floor area ratio and encroachment into the side yard.

PREMISES AFFECTED—1166 82nd Street, south side, 146.8 feet west of 12th Avenue, Block 6301, Lot 34, Borough of Brooklyn. Community Board #10BK.

### APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: None.

ACTION OF BOARD—Laid over to May 31, 1978, at 10 A.M., for continued hearing at the request of the applicant.

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## 990-77-BZ

APPLICANT—Solomon Sheer for 260 West Broadway Associates, owners.

SUBJECT—Application December 27, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eleven story building, the conversion of the third through eleventh floors from commercial uses into loft dwelling and joint living-working quarters.

PREMISES AFFECTED—260 West Broadway, northwest corner of Beach Street, Block 212, Lot 56, Borough of Manhattan. Community Board #1M.

### APPEARANCES—

For Applicant: Solomon Shur, Samuel H. Lindenbaum, Howard A. Zipser, Stephen Jacobs and Harry Macklowe.

For Opposition: None.

For Administration: Steven Stein, Suzanne O'Keefe, C.P.C., Clare Garrity, Community Board #2M.

ACTION OF BOARD—Laid over to June 6, 1978, at 10 A.M., for continued hearing; additional information.

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## 10-78-BZ

APPLICANT—Nahum A. Bernstein for Regent Baby Products, owner.

SUBJECT—Application January 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to an existing factory with accessory parking in the open area.

PREMISES AFFECTED—43-21 52nd Street, east side, 210 feet north of Queens Boulevard, Block 1321, Lots 12,

15, and 16, Woodside, Borough of Queens. Community Board #2Q.

### APPEARANCES—

For Applicant: Myron Kove.

For Opposition: None.

ACTION OF BOARD—Laid over to June 20, 1978, at 10 A.M., for hearing at the request of the applicant

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## 69-78-BZ

APPLICANT—Leonard F. Rothkrug for Rauch-Miller Corporation, owner, Summer Holding Corporation, Contract Vendee.

SUBJECT—Application February 13, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of a ten story hospital into a multiple dwelling that creates non-compliance in lot area per room inner court dimensions and encroachment within the rear yard and on the minimum distance between windows and lot lines.

PREMISES AFFECTED—112-114 East 83rd Street, south side, 150 feet east of Park Avenue, Block 1511, Lot 65, Borough of Manhattan. Community Board #8M.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to May 31, 1978, at 10 A.M., for decision, hearing closed.

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## 70-78-A

APPLICANT—Leonard F. Rothkrug for Rauch-Hiller Corporation, owner, Summer Holding Corporation, Contract Vendee.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—112-114 East 83rd Street, south side, 150 feet east of Park Avenue, Block 1511, Lot 65, Borough of Manhattan.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to May 31, 1978, at 10 A.M., for decision, hearing closed.

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## 171-78-BZ

APPLICANT—Leonard M. Simon for Angelo Cestari, as Executor of the Estate of Amadeo Vilardi, G.J.G.P. Management, Incorporated, Contract vendee.

SUBJECT—Application March 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two story office building with accessory parking in the open area.

PREMISES AFFECTED—1535 Rockaway Parkway, east side, 155.75 feet south of Flatlands Avenue, Block 8205, Lots 22, 28, Borough of Brooklyn. Community Board #18BK.

### APPEARANCES—

For Applicant: Leonard M. Simon and Morris Kweller.

For Opposition: None.

ACTION OF BOARD—Laid over to May 23, 1978, at 10 A.M., for continued hearing.

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## 252-77-BZ

APPLICANT—Rampulla Associates for Lance P. Armstrong, owner.



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SUBJECT—Application May 13, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-1 district, the conversion of an existing two story building from a dwelling into business offices.

PREMISES AFFECTED—445 Clawson Street, northwest corner of Beach Avenue, Block 4225, Lot 43, New Dorp, Borough of Staten Island. Community Board #2S.I.

## APPEARANCES—

For Applicant: Philip V. Rampulla.  
For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

For Administration: Steven Stein, C.P.C.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

## THE VOTE TO WITHDRAW—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

## 924-77-BZ

APPLICANT—John L. Chillemi, owner.

SUBJECT—Application December 2, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a two story, one family dwelling that encroaches on the special district setback requirement.

PREMISES AFFECTED—630 Arden Avenue, southwest corner of Drumgoole Road West, Block 6232, Lot 50, Annadale, Borough of Staten Island. Community Board #3S.I.

## APPEARANCES—

For Applicant: John L. Chillemi.  
For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 9, 1978, after due notice by publication in the Bulletin; laid over to May 16, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated December 2, 1977, acting on N.B. Applic. #689/1977, reads:

"1. Provide a 20' setback along portion of arterial (see Sec. 107-25-ZR) as per Sec. 107-251 Subdiv. (B) Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, this premises and surrounding area were personally inspected by a committee of two members of the Board being Commissioner Walsh and Commissioner Cincotta on April 19, 1978.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the appli-

cation be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a two story, one family dwelling that encroaches on the special district setback requirements *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "December 2, 1977", 2 sheets and "May 10, 1978", 5 sheets, that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 930-77-BZ

APPLICANT—Kenneth H. Koons for Bernie Landau, owner.

SUBJECT—Application December 6, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-1 district, in an existing one story and basement building, the conversion of the basement from accessory storage into an automobile repair shop that creates non-compliance in floor area ratio.

PREMISES AFFECTED—3272-74 Boston Road, southeast corner of Hering Avenue, Block 4615, Lot 31, Borough of The Bronx. Community Board #10BX.

## APPEARANCES—

For Applicant: Kenneth H. Koons.  
For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 14, 1978, after due notice by publication in the Bulletin; laid over to April 18, 1978; then to May 2, 1978; then to May 16, 1978, and

WHEREAS, the decision of the Borough Superintendent, dated November 23, 1977, acting on Alt. Applic. #233/1977, reads:

"1. Change of use of basement area formerly used as accessory parking, which did not count as floor area, to auto repair shop, which is now considered floor area, exceeds the allowable F.A.R. for a commercial building located in a C8-1 district and is therefore contrary to Section 33-122 of Z.R."

and

WHEREAS, the premises and surrounding area were personally inspected by a committee of 2 members of the Board being Commissioner Walsh and Commissioner Carroll on March 30, 1978.

WHEREAS, Community Board #1 has indicated approval of the application.

WHEREAS, this application was duly discussed and testimony was taken and considered from interested parties at public hearings held on March 14, 1978, April 18, 1978, and May 2, 1978.

WHEREAS, this application involves extending uses to occupy 2 stories of an existing building where one story is permitted to be occupied as of right.

WHEREAS, the use to be extended into the basement is a use that conforms to the C8-1 zoning district in which it is proposed to be located, such use being an automobile repair shop.

WHEREAS, this area along Boston Road is already developed with numerous uses in U.G. 17 on both sides of the street.

WHEREAS, the floor level containing the proposed auto repair has access only to Boston Road with no openings on



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the side toward the residential development which is at least 175 ft. away on Hering Avenue.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C8-1 district, in an existing one story and basement building, the conversion of the basement from accessory storage into an automobile repair shop that creates non-compliance in floor area ratio *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "December 6, 1977", 6 sheets and "April 24, 1978", 1 sheet and *on further condition* that the repair shop shall be air-conditioned, that painting be restricted to touch-up spray painting only and *on further condition* that cars awaiting service will be parked at 3333 Boston Road, and that all laws, rules, and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 64-78-BZ

APPLICANT—Abram Shlefstein for Henry Koch, owner, John Hancock Mutual Life Insurance Company, lessee.

SUBJECT—Application February 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the erection of a one story enlargement to an existing insurance office structure previously before the Board.

PREMISES AFFECTED—1500 Victory Boulevard a/k/a 451 Little Clove Road, southeast corner, Block 681, Lot 27, Sunnyside, Borough of Staten Island. Community Board #1S.I.

### APPEARANCES—

For Applicant: Abram Shlefstein and Henry J. Koch.  
For Opposition: None.

### RECOMMENDATION OF THE COMMUNITY

BOARD—Waive public hearing.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 18, 1978, after due notice by publication in the Bulletin; laid over to May 2, 1978; then to May 16, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated February 8, 1978, acting on Alt. Applic. #2/1978, reads:

"1. The proposed enlargement to an existing office building (Use Group 6) which is not a use permitted as of right when located in a R3-1 zoning district is contrary to Sec. 22-10 Zoning Res. and is contrary to previous variance granted under BSA Cal. #205-70 BZ."

and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and

grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the erection of a one story enlargement to an existing insurance office structure previously before the Board *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "February 9, 1978", 8 sheets and "May 12, 1978", 1 sheet and *on further condition* that this variance shall be limited to a term of 15 years, that the gate to the parking area be locked after business hours, that the enlargement be of brick to match the existing structure on all facades and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 71-78-BZ

APPLICANT—Harry Soled for Efraim Stein and M. Kohl, owners.

SUBJECT—Application February 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to a two family dwelling that creates noncompliance in floor area ratio, open space ratio and rear and side yard encroachments.

PREMISES AFFECTED—1157 53rd Street, north side, 226 feet west of 12th Avenue, Block 5661, Lot 53, Borough of Brooklyn. Community Board #12BK.

### APPEARANCES—

For Applicant: Harry Soled.  
For Opposition: None.

### RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 9, 1978, after due notice by publication in the Bulletin; laid over to May 16, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated January 18, 1978, acting on Alt. #1168/1977, reads:

"1. Proposed alteration is contrary to Zoning Resolution Sec. 23-47 minimum required rear yard.  
2. Proposed 4 foot side yard is contrary to Zoning Resolution Sec. 23-462 (b).  
3. Proposed alteration is contrary to Zoning Resolution Sec. 23-142 in that minimum open space ratio and maximum floor area ratio are not complied with."

and

WHEREAS, the premises and surrounding area were personally inspected by a committee of two members of the Board being Commissioner Agusta and Commissioner Cincotta.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to a two family dwelling that creates non-compliance in floor area ratio, open space ratio and rear and



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side yard encroachment *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "February 14, 1978", 3 sheets and "April 25, 1978", 6 sheets, that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 1:15 P.M.

ALAN D. GERSHUNY, *Executive Director*

## REGULAR MEETING

TUESDAY AFTERNOON, MAY 16, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

### 905-77-A

APPLICANT—Jerome L. Grushkin, for Jacobs Mandel, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—275 Getz Avenue, east side, 133.00 feet south of Genesee Street, Block 5518, Lot 227, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 28, 1977, on N.B. Applic. #1186/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 28, 1977, acting on N. B. Applic. #1186/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall

substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

### 906-77-A

APPLICANT—Jerome L. Grushkin, for Jacob Mandel, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—279 Getz Avenue, east side, 175.00 feet south of Genesee Street, Block 5518, Lot 225, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 28, 1977, on N.B. Applic. #1187/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 28, 1977, acting on N. B. Applic. #1187/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

### 907-77-A

APPLICANT—Jerome L. Grushkin, for Jacob Mandel, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—283 Getz Avenue, east side, 219.00 feet south of Genesee Street, Block 5518, Lot 223, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter Oddo.



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ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 28, 1977, on N.B. Applic. #1188/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 28, 1977, acting on N.B. Applic. #1188/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 908-77-A

APPLICANT—Jerome L. Grushkin, for Jacob Mandel, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—287 Getz Avenue, east side, 259 feet south of Genesee Street, Block 5518, Lot 221, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 28, 1977, on N.B. Applic. #1189/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2)

Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 28, 1977, acting on N.B. Applic. #1189/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 909-77-A

APPLICANT—Jerome L. Grushkin, for Jacob Mandel, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—214 Ridgewood Avenue, west-side, 254.00 feet south of Genesee Street, Block 5518, Lot 166, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 28, 1977, on N.B. Applic. #1190/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 28, 1977, acting on N. B. Applic. #1190/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed



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in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 910-77-A

APPLICANT—Jerome L. Grushkin, for Harry Goldberg, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—246 Downes Avenue, south side, 186.42 feet east of Lexa Place, Block 6324, Lot 145, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 29, 1977, on N.B. Applic. #1271/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 29, 1977, acting on N.B. Applic. #1271/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area; same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 911-77-A

APPLICANT—Jerome L. Grushkin, for Harry Goldberg, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—258 Downes Avenue, southeast corner of Lexa Place, Block 6324, Lot 138, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 29, 1977, on N.B. Applic. #1272/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 29, 1977, acting on N.B. Applic. #1272/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area; same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to **drawings, marked** "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 912-77-A

APPLICANT—Jerome L. Grushkin, for Harry Goldberg, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—295 Bennett Avenue, northeast corner of Lexa Place, Block 6324, Lot 130, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 29, 1977, on N.B. Applic. #1273/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block



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which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 29, 1977, acting on N.B. Applic. #1273/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area; same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 913-77-A

APPLICANT—Jerome L. Grushkin, for Harry Goldberg, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—285 Bennett Avenue, north side, 84.36 feet east of Lexa Place, Block 6324, Lot 126, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 29, 1977, on N.B. Applic. #1274/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 29, 1977, acting on N.B. Applic. #1274/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area; same to be verified by

the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 914-77-A

APPLICANT—Jerome L. Grushkin, for Harry Goldberg, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—275 Bennett Avenue, north side, 168.72 feet east of Lexa Place, Block 6324, Lot 122, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 29, 1977, on N.B. Applic. #1275/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 29, 1977, acting on N.B. Applic. #1275/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area; same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 915-77-A

APPLICANT—Jerome L. Grushkin, for Harry Goldberg, owner.



# MINUTES

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—267 Bennett Avenue, north side, 253.08 feet east of Lexa Place, Block 6324, Lot 118, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 29, 1977, on N.B. Applic. #1276/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 29, 1977, acting on N.B. Applic. #1276/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area; same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 29, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 983-77-A

APPLICANT—Peter F. Oddo, Jr., for Silver Ridge Estates, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—362 Lamoka Avenue, south side, 36.25 feet east of Ridgewood Avenue, Block 5482, Lot 49, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 16, 1977, on N.B. Applic. #1064/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated December 16, 1977, acting on N.B. Applic. #1064/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 20, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 984-77-A

APPLICANT—Peter F. Oddo, Jr., for Silver Ridge Estates, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—366 Lamoka Avenue, southeast corner of Ridgewood Avenue, Block 5482, Lot 48, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 16, 1977, on N.B. Applic. #1065/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.



# MINUTES

*Resolved*, that the decision of the Borough Superintendent, dated December 16, 1977, acting on N.B. Applic. #1065/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 20, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 985-77-A

APPLICANT—Peter F. Oddo, Jr., for Silver Ridge Estates, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—447 Cortelyou, west side, 348.70 feet south of Lamoka Avenue, Block 5481, Lot 26, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 16, 1977, on N.B. Applic. #1049/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated December 16, 1977, acting on N.B. Applic. #1049/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the

building shall substantially conform to drawings, marked "Received December 20, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 652-77-A

APPLICANT—Charles Rizzo for Herman's Sporting Goods, owner.

SUBJECT—Application October 3, 1977—appeal from a decision of the Fire Commissioner re- storage of propane cylinders.

PREMISES AFFECTED—135/139 West 42nd Street, north side, 187.10 feet east of Broadway, Block 995, Lot 15, Borough of Manhattan.

### APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to May 31, 1978, at 2 P.M., hearing closed, applicant be notified.

## 847-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—16 Fillmore Avenue, west side, 92.68 feet north of Willowbrook Road, Block 776, Lot 22, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

## 848-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Fillmore Avenue, west side, 115.18 feet north of Willowbrook Road, Block 776, Lot 20, Willowbrook, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

## 849-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—10 Fillmore Avenue, west side, 137.68 feet north of Willowbrook Road, Block 776, Lot 19, Willowbrook, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision, hearing closed.

## 850-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).



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# MINUTES

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PREMISES AFFECTED—8 Fillmore Avenue, west side, 160.18 feet north of Willowbrook Road, Block 776, Lot 18, Willowbrook, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision, hearing closed.

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## 851-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision, hearing closed.

PREMISES AFFECTED—6 Fillmore Avenue, west side, 182.68 feet north of Willowbrook Road, Block 776, Lot 16, Willowbrook, Borough of Staten Island.

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## 852-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4 Fillmore Avenue, west side, 205.18 feet north of Willowbrook Road, Block 776, Lot 15, Willowbrook, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 853-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—3 Fillmore Avenue, north side, 254.85 feet north of Willowbrook Road, Block 776, Lot 13, Willowbrook, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 854-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—5 Fillmore Avenue, north side, 220.34 feet north of Willowbrook Road, Block 776, Lot 11, Willowbrook, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

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## 855-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—9 Fillmore Avenue, east side, 146.00 feet north of Willowbrook Road, Block 776, Lot 8, Willowbrook, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision, hearing closed.

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## 856-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—11 Fillmore Avenue, east side, 120.00 feet north of Willowbrook Road, Block 776, Lot 6, Willowbrook, Borough of Staten Island.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision, hearing closed.

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## 857-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—305 Kell Avenue, east side, 111.88 feet south of Westwood Avenue, Block 776, Lot 73, Willowbrook, Borough of Richmond.

APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision, hearing closed.

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## 858-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—307 Kell Avenue, east side, 135.88 feet south of Westwood Avenue, Block 776, Lot 71, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter Oddo.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision, hearing closed.

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## 15-78-A

APPLICANT—Alphonse J. Calvanico for Charles Dazzo, owner.

SUBJECT—Application January 10, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1307 Arthur Kill Road, north side, 645.09 feet west of Woodrow Road, Block 5860, Lot 1, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision, hearing closed.

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## 19-78-A

APPLICANT—Hawkins, Delafield and Wood for S. C. Johnson and Son, Incorporated, owner.



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# MINUTES

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SUBJECT—Application January 13, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Non-Aerosol Shout Laundry Soil & Stain Remover", in 22 ounce polyvinylchloride plastic vertically tapered; broad bottom with polyvinylchloride plastic top, container not in compliance with the regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: Clarence Fried and J. J. Anderson.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

24-78-A

APPLICANT—Albert Melniker for Craig Jones, owner.

SUBJECT—Application January 17, 1978—appeal from a decision of the Borough Superintendent re- proposed conversion of frame building from residential to commercial use.

PREMISES AFFECTED—706 Forest Avenue, south side, 92.12 feet east of North Burgher Avenue, Block 300, Lot 95, West Brighton, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker and Craig Jones.

ACTION OF BOARD—Laid over to May 31, 1978, at 2 P.M., for decision; hearing closed.

Adjourned: 3:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

# MINUTES

## CORRECTION\*

The Board of Standards and Appeals hereby corrects the resolution adopted April 12, 1977 under Calendar Number 45-77-SM, and published in Bulletin Nos. 15 and 16, Vol. LXII, to read as follows:

### 45-77-SM

APPLICANT—Henry Pratt Company, owner.

SUBJECT—Application January 24, 1977—PIVA; IBV (Fire protection sprinkler system valves).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Klein, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
45-77-SM—Henry Pratt Company, Aurora, Illinois, filed for approval of PIVA and IBV Fire Protection Sprinkler System Valves under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Sprinkler system indicating valves.

DESCRIPTION: The valves are rubber seated, 90 degree operating butterfly type. The PIVA valve has an inner rotating member attached to the drive shaft. An outer stationary member is attached to the valve operator housing. Indicator holes in both members are in alignment when the valve is opened and are out of alignment when the valve is closed. The IBV valve has a manual operating crank mechanism with an indicating arrow which indicates the valve position. The valve materials include a cast iron body, stainless steel shafts, nylon bearings. *The PIVA valve has\** a fail-safe spring which holds the valve open when an over-torqued operator causes internal shear pin breakage. The

available valve sizes are 6", 8", 10", 12", 14", 16", 18", 20", 24". The valves of sizes 6" through 14" have a rated working pressure of 175 psi. The valves of sizes 16" through 24" have a rated working pressure of 150 psi.

INSPECTION AND TEST: The valves have been tested and approved by Underwriters' Laboratories (File Ex2382) and Factory Manual Research (Serial Nos. 19105, 19358, 26652).

RECOMMENDATION: The Committee on Test recommends the approval of Pratt PIVA and IBV Fire Protection Sprinkler System Valves under the provisions of Article 17 and RS 17 of the Building Code of the City of New York on condition that all uses and installations of the valves shall comply with the applicable requirements of the Building Code. The valves shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 45-77-SM."

A sworn affidavit by a responsible officer of the manufacturer, familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that such materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

\* Matter in *italics* represents corrected text.



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# BULLETIN

## OF THE

# BOARD OF STANDARDS AND APPEALS

### OF THE CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 22

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York, N. Y. 10013.

TELEPHONE—566-5174.

## COURT DECISION

**Matter of Coleman v. Klein**—On May 10, 1977, the Board granted these applications based on a decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in an R10 district, in an existing five-story building, the reinstitution of the retail use on the first floor. Calendar Numbers 775/776/777-76-BZ, premises affected, 90/92/94 East End Avenue, Block 1580, Lots 28, 29, 30, Borough of Manhattan.

At New York County, Supreme Court, Special Term, Part I, Mr. Justice Helman rendered the following decision:

"... In this article 78 application petitioners seek to annul the determination of the respondent Board of Standards and Appeals, granting a zoning variance. The application is denied.

The record shows that the determination was made in accordance with the Board's Rules of Procedure, and that all necessary findings were made. In particular the court notes the Board's findings that the commercial retail purposed to which the ground level premises in the subject residential apartment building will be put by the granted variance, is the only use which will provide the owner with a reasonable return upon its property. The findings that the retail uses will not alter the residential nature of the area are reasonable and are supported by substantial evidence contained in the record. Further evidence submitted to the Board demonstrated that there was no discontinuance of the active operation of retail use for more than two continuous years in that portion of the building space where a laundry use was previously conducted. The Board determination was in accordance with recommendations of the Community Planning Board and its limitation of hours of operation as well as the sealing of openings between 92 East End Avenue and 94 East End Avenue affirmed the Board's intention to grant the variance in harmony with the general purpose and intent of the Zoning Resolution.

While it is incumbent upon the Board to set forth its findings it is clear that the findings were sufficient to meet the requirements placed upon the Board.

No ground is shown for disturbance by the Court of the determination made in accordance with its expertise. In granting the instant application for zoning variance under Section 72-21

of the Zoning Resolution, the Board properly exercised the discretionary power vested in it, all of which were based on substantial evidence (Matter of 215 East 72nd Street Corp. v. Klein).

Judgment is directed accordingly. Settle Judgment . . ."  
(New York Law Journal, dated March 6, 1978, page 11)

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## DOCKET

*New Cases filed up to May 23, 1978*

*Cal. No. Dept. Premises Affected*

**360-78-BZ**—B.Q.—154-17 North Conduit Avenue, northeast corner of Rockaway Boulevard, Block 12310, Lots 1, 4 and 80, Jamaica, Borough of Queens, Community Board #12Q, N.B. #174/78. re- Sign in R3-2 dist., Cont. to Sec. 22-30 Z.R.; Sign in C2-2 dist Cont. to Sec. 32-60 Z.R.; curb cut, Cont. to Sect. 36-53 Z.R.

**361-78-A**—B.S.I.—158 Weaver Street, south side, 94.38 feet east of Barclay Avenue, Block 6370, Lot 12, Annadale, Borough of Staten Island, N.B. #505/78. re- Section 36, building not fronting on a legal street, General City Law; storm water disposal (Local Law #7).

**362-78-A**—B.S.I.—125 Satterlee Street, east side, 598.24 feet north of Hylan Boulevard, Block 7941, Lot 84, Tottenville, Borough of Staten Island, N.B. #486/78. re- storm water disposal (Local Law #7).

**363-78-A**—B.S.I.—389 Shirley Avenue, north side, 167.01 feet east of Barclay Avenue, Block 6370, Lot 67, Annadale, Borough of Staten Island, N.B. #638/78. re- storm water disposal (Local Law #7).

**364-78-A**—F.D.—54-19 Flushing Avenue, north side, 50 feet east of 54th Street, Block 2629, Lot 49, Maspeth, Borough of Queens, Fire Department letter May 5, 1978, re-sprinkler system.

**365-78-A**—B.Q.—277 Beach 19th Street, southwest corner of Plainview Avenue, Block 15637, Lot 50, Far Rockaway, Borough of Queens, Alt. #232/78. re- proposed occupancy Group E. Cont. to Art. 403.0 of the Adm. Code; Stairs, Cont. to C26-604.8 of Adm. Code; exits, Cont. to C26-604.8 (i).

**366-78-A**—B.Bx.—680 West 248th Street, south side, 131.59 feet east of Palisade Avenue, Block 5926, Lot 300-1A, Borough of The Bronx, N.B. #26/78. re- Section 36, building not fronting on a legal street, General City Law.

**367-78-A**—B.Bx.—679 West 248th Street, north side, 208.4 feet east of Palisade Avenue, Block 5937, Lot 300-5, Borough of The Bronx, N.B. #27/78. re- Section 36, building not fronting on a legal street, General City Law.

**368-78-A**—B.Bx.—677 West 248th Street, north side, 308.04 feet east of Palisade Avenue, Block 5937, Lot 300-6, Borough of The Bronx, N.B. #28/78. re- Section 36, building not fronting on a legal street, General City Law.

**369-78-A**—B.Bx.—675 West 248th Street, north side, 408.04 feet east of Palisade Avenue, Block 5937, Lot 300-7, Borough of The Bronx, N.B. #29/78. re- Section 36, building not fronting on a legal street, General City Law.

**370-78-A**—B.Bx.—697 West 247th Street, north side, 342.19 feet east of Palisade Avenue, Block 5926, Lot 300-1, Borough of The Bronx, Alt. #121/78. re- Section 36, building not fronting on a legal street, General City Law.

**371-78-A**—B.S.I.—116 Eylandt Street, south side, 187.01 feet west of Holdridge Avenue, Block 6377, Lot 30, Annadale, Borough of Staten Island, N.B. #394/76. re- Section 36, building not fronting on a legal street, General City Law; storm water disposal, Local Law #7.

**372-78-A**—B.S.I.—122 Eylandt Street, south side, 247.01 feet west of Holdridge Avenue, Block 6377, Lot 27, Anna-

dale, Borough of Staten Island, N.B. #395/76. re- Section 36, building not fronting on a legal street, General City Law; storm water disposal, Local Law #7.

**373-78-A**—B.S.I.—111 Eylandt Street, north side, 134.38 feet west of Holdridge Avenue, Block 6377, Lot 51, Annadale, Borough of Staten Island, N.B. #696/78. re- Section 36, building not fronting on a legal street, General City Law; storm water disposal, Local Law #7.

**374-78-A**—B.S.I.—115 Sandborn Street, north side, 154.38 feet west of Holdridge Avenue, Block 6377, Lot 52, Annadale, Borough of Staten Island, N.B. #400/76. re- Section 36, building not fronting on a legal street, General City Law; storm water disposal, Local Law #7.

**375-78-A**—B.S.I.—519 Mason Avenue, west side, 80.00 feet north of Filbert Avenue, Block 3661, Lot 34, Dongan Hills, Borough of Staten Island, N.B. #590/78. re- storm water disposal, Local Law #7.

**376-78-A**—B.S.I.—521 Mason Avenue, west side, 53.33 feet north of Filbert Avenue, Block 3661, Lot 35, Dongan Hills, Borough of Staten Island, N.B. #591/78. re- storm water disposal, Local Law #7.

**377-78-A**—B.S.I.—523 Mason Avenue, west side, 26.67 feet north of Filbert Avenue, Block 3661, Lot 37, Dongan Hills, Borough of Staten Island, N.B. #592/78. re- storm water disposal, Local Law #7.

**378-78-A**—B.S.I.—525 Mason Avenue, west side, northwest corner of Filbert Avenue, Block 3661, Lot 38, Dongan Hills, Borough of Staten Island, N.B. #593/78. re- storm water disposal, Local Law #7.

**379-78-A**—F.D.—Packaging of combustible mixture known as "Siloo Gasline Anti-Freeze" in 12 Fl. oz. round plastic bottle, child resistant cap, not in compliance with the Administrative Code.

**380-78-BZ**—B.Bx.—213 Stephens Avenue, west side, 125 feet north of Gildersleeve Avenue, Block 3457, Lot 72, Borough of The Bronx, Community Board #9BX. Alt. #235/76. re- Proposed extension, side yard, Cont. to Sec. 23-48 and 23-141 Z.R.; front yard, side yard.

**381-78-A**—B.M.—1-11 Beekman Place, 435-449 East 49th Street, northeast corner, Block 1361, Lot 21, Borough of Manhattan, Alt. #652/77. re- proposed chimney, Cont. to C26-60.

**382-78-A**—B.S.I.—291 Shirley Avenue, north side, 85.13 feet west of Harold Avenue, Block 6367, Lot 40, Annadale, Borough of Staten Island, N.B. #452/77. re- storm water disposal Local Law #7.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

**JUNE 20, 1978, 10:00 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 20, 1978, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

**495-62-BZ**

APPLICANT—Edward Lauria for Kenneth Wilpon, owner.  
SUBJECT—Application for consideration—to withdraw the application to the request to waive the rules of procedure



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and extension of term of variance which expired December 11, 1972—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a R3-2 district, in conjunction with the erection of a one story building for use as a medical office, the additional uses of law office and real estate and insurance offices.

**PREMISES AFFECTED**—1101 Victory Boulevard, 4 Melrose Avenue, southwest corner, Block 247, Lot 1, Sunnyside, Borough of Richmond.

## 505-77-BZ

**APPLICANT**—Harold Herman for Solita N. Herman as Trustee, owner.

**SUBJECT**—Application for consideration—to withdraw the application to reopen and amended resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the enlargement by four additional stores on an existing five story garage structure and the conversion into a multiple dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room and penetration of the sky exposure plane.

**PREMISES AFFECTED**—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan.

## 146-59-BZ—Vol. II

**APPLICANT**—Frederick A. Ketcher for Mrs. Selma Simon, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired May 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, at an existing non-transient parking lot previously granted by the Board, the extension of use to include transient parking limited to events held at Yankee Stadium.

**PREMISES AFFECTED**—686-688 Gerard Avenue, east side, 180 feet north of East 153rd Street, Block 2473, Lot 8, Borough of The Bronx. Community Board #4BX.

## 200-68-BZ

**APPLICANT**—Dominick Salvati and Son for Edward and Arthur Senft, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expires September 10, 1978—decision of Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in a C8-1 and R4 district, in an existing one story garage previously before the Board, the addition to the uses to include auto repairs, including welding and paint spraying.

**PREMISES AFFECTED**—1713-1717 Gravesend Neck Road, north side, 52 feet, 7 $\frac{7}{8}$  inches west of East 18th Street, Block 7378, Lot 21, Borough of Brooklyn.

## 1167-66-BZ

**APPLICANT**—McGee and Morsellino for Joseph R. Stepnowski and Joseph Giangola, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired May 17, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 11-411 and 11-412 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story enlargement to an existing automotive establishment previously before the Board and the use of the open area for accessory parking.

**PREMISES AFFECTED**—191-20 Northern Boulevard, southwest corner of 192nd Street, Block 5513, Lot 27 (formerly Lots 27, 55 and 56), Flushing, Borough of Queens.

## 1013-66-A

**APPLICANT**—Pitney Bowes-Copier Systems Division, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Fire Commissioner re-packaging of combustible mixture known as Mobiloil Outboard Super in 16 ounce metal sealed can. Containers not in accordance with Administrative Code requirements; previously granted on condition.

## 361-57-BZ

**APPLICANT**—Film Moducles, Incorporated for Bleecker-Thompson Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired June 5, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7H of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for more than five motor vehicles.

**PREMISES AFFECTED**—175 Sullivan Street, east side, 150 feet north of West Houston Street, Block 525, Lot 3, Borough of Manhattan. Community Board #2M.

## 735-59-BZ

**APPLICANT**—Walter T. Gorman for Angelo and Carole Cannavo, owner.

**SUBJECT**—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs with hand tools only, sale of auto accessories, auto laundry, parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—902 Soundview Avenue, northeast corner of Story Avenue, Block 3662, Lot 1, Borough of The Bronx.

## 225-77-BZ

**APPLICANT**—Walter T. Gorman for Hess Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 5, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-211 and 73-212 of the Zoning Resolution, permitting in a C2-5 district, the reconstruction and rearrangement of an automobile service station with accessory uses.

**PREMISES AFFECTED**—615-635 Tenth Avenue, a/k/a 501-505 44th Street, west side, blockfront between West 44th and West 45th Street, Block 1073, Lot 28, Borough of Manhattan.

## 564-68-BZ

**APPLICANT**—Lama and Vassalotti for Anmac Holding Corporation, owner.

**SUBJECT**—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 73-50 of the Zoning Resolution, permitting in an M1-1 and R6 district, at an existing factory previously before the Board, the erection of a one story enlargement that encroaches on the required yard above



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a district boundary and the location of the accessory parking in the R6 district.

**PREMISES AFFECTED**—1876 to 1928 Atlantic Avenue, 56 to 66 Buffalo Avenue, southwest corner, 1869 to 1891 Pacific Street, Block 1338, Lots 17, 22, 38 and 71, Borough of Brooklyn.

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## 468-54-BZ

**APPLICANT**—Charles M. Spindler Associates for Sun Oil Company, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office and the parking of cars awaiting to be serviced, and permitting the use of existing accessory building located on northeast corner of Utopia Parkway and Horace Harding Boulevard.

**PREMISES AFFECTED**—175-33 to 175-41 Horace Harding Boulevard, 59-02 to 59-08 Utopia Parkway, northwest corner and 175-50 to 175-60 59th Avenue, Block 6890, Lot 24, Fresh Meadows, Borough of Queens. Community Board #8Q.

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## 14-77-A

**APPLICANT**—McGee and Morsellino for Mario Tucci-arone, Charles Met and Estate of Anthony Coccheo, owners.

**SUBJECT**—Application for consideration—to reopen in accordance with the order of the Court for further hearing consistent with the Court's decision herein dated November 17, 1977—for renovation of Certificate of Occupancy Q57526; previously granted on condition.

**PREMISES AFFECTED**—188-16 Northern Boulevard, northwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

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## 254-63-BZ

**APPLICANT**—Max Siegel Associates for Simon Bros. Management Company, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expires June 25, 1978—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law to permit in a C1-9 district, the use of transient parking for the surplus tenants spaces in an existing multiple dwelling accessory garage.

**PREMISES AFFECTED**—1260-1274 Second Avenue, east side, from East 66th Street to East 67th Street, 301 East 66th Street, 300 East 67th Street, Block 1441, Lot 1, Borough of Manhattan. Community Board #8M.

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## 441-31-BZ—Vol. II

**APPLICANT**—Lama and Vassalotti for Judith Rothenberg Executive to the Estate of Louis Jablowsky, owner; Amoco Oil Company, long term lessee.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of accessories and office.

**PREMISES AFFECTED**—7702-7714 Flatlands Avenue, and 901-909 East 77th Street, southeast corner, Block 8014, Lot 1, Borough of Brooklyn.

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## 1055-64-BZ

**APPLICANT**—WTFM Incorporated, Lessee, Broadcasters Lakeville Manor, Ltd., Sublessee; Bethpage Harding Associates, owner.

**SUBJECT**—Application for consideration—request to waive the rules of procedure, reopening for extension of time to obtain a certificate of occupancy which expired June 2, 1976; and extension of term of variance which expired August 16, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied, as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

**PREMISES AFFECTED**—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens. Community Board #1Q.

(To reopen for reconsideration and review at the request of the Board of Standards and Appeals)

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## 26-78-BZ

**APPLICANT**—Harry Soled for Bnos Jerusholaim DChasidel Belz, owner.

**SUBJECT**—Application January 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-2 district, the conversion of an existing four story structure into a parochial school on the first and second floors only.

**PREMISES AFFECTED**—12 Franklin Avenue and 393/401 Flushing Avenue, northwest corner, Block 2261, Lot 17, Borough of Brooklyn. Community Board #1BK.

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## 174-78-BZ

**APPLICANT**—Lama and Vassalotti for Robert and Michael Leider, owners, Amoco Oil Company, long term lessee.

**SUBJECT**—Application March 7, 1978—decision of the Borough Superintendent, under Sections 11-413 and 73-211 of the Zoning Resolution, to permit in a C2-3 district, the reconstruction of an automotive service station previously before the Board.

**PREMISES AFFECTED**—2510/2526 65th Street, 369/381 Avenue P, northwest corner of, and 1587/1599 Dahill Road, Block 6607, Lot 82, Borough of Brooklyn. Community Board #12BK.

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## 190-78-BZ

**APPLICANT**—Andrew Di Camillo for Dr. Clinton F. Carrougher, owner.

**SUBJECT**—Application March 15, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story enlargement to an existing one family dwelling and doctor's office structure that encroaches on the required side and rear yards.

**PREMISES AFFECTED**—444 Bay Ridge Parkway, north side, 325.6 feet east of 4th Avenue, Block 5930, Lot 73, Borough of Brooklyn. Community Board #10BK.

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## 203-78-BZ

**APPLICANT**—A. H. Salkowitz and C. Heimberger for 247 West 35th Street Realty Corporation, owner.

**SUBJECT**—Application March 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C4-2 district, on a plot with



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a two story commercial building previously before the Board, the enlargement in area of the first floor that creates non-compliance in the parking requirements.

**PREMISES AFFECTED**—92-36 Merrick Boulevard (aka 92-35 165th Street), west side, 110.42 feet north of Archer Avenue, Block 10155, Lot 24, Jamaica, Borough of Queens. Community Board #12Q.

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## 280-78-BZ

**APPLICANT**—McGee and Morsellino for Mac-ing Company, Incorporation, owner. F.S.B. Properties, Incorporation, Contract-Vendee.

**SUBJECT**—Application April 14, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in a M1-1 district, the conversion of an existing three story building from a factory into a multiple dwelling.

**PREMISES AFFECTED**—76-26 47th Avenue, south side, 321.86 feet east of Queens Boulevard, Block 1536, Lot 16, Elmhurst, Borough of Queens. Community Board #4Q.

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## 281-78-A

**APPLICANT**—McGee and Morsellino for Mac-Ing Company, Incorporated, owner, F.S.B. Properties, Incorporated, Contract-Vendee.

**SUBJECT**—Application April 14, 1978—appeal from a decision of the Borough Superintendent re- Multiple dwelling law (rear yard).

**PREMISES AFFECTED**—76-26 47th Avenue, south side, 321.86 feet east of Queens Boulevard, Block 1536, Lot 16, Elmhurst, Borough of Queens.

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## 282-78-BZ

**APPLICANT**—McGee and Morsellino for Mac-ing Company, Incorporation, owner, F.S.B. Properties, Incorporation, Contract-Vendee.

**SUBJECT**—Application April 14, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in a M1-1 district, the conversion of an existing five story and penthouse factory structure into a multiple dwelling.

**PREMISES AFFECTED**—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens. Community Board #4Q.

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## 283-78-A

**APPLICANT**—McGee and Morsellino for Mac-Ing Company, Incorporated, owner, F.S.B. Properties, Incorporated, Contract-Vendee.

**SUBJECT**—Application April 14, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law (width of rear yard and side yard).

**PREMISES AFFECTED**—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens.

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## 10-78-BZ

**APPLICANT**—Nahum A. Bernstein for Regent Baby Products, owner.

**SUBJECT**—Application January 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to an existing factory with accessory parking in the open area.

**PREMISES AFFECTED**—43-21 52nd Street, east side, 210 feet north of Queens Boulevard, Block 1321, Lots 12, 15 and 16, Woodside, Borough of Queens. Community Board #2Q.

Laid over from May 16, 1978, for hearing.

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## 670-77-BZ

**APPLICANT**—Wechsler, Grasso, Menziuso for Lafayette Studio, Corporation, owner.

**SUBJECT**—Application October 24, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, the conversion of an existing six story building from commercial use into residential occupancy.

**PREMISES AFFECTED**—280/290 Lafayette Street, south side of Jersey Street and 115/127 Crosby Street, Block 510, Lots 6 and 9, Borough of Manhattan. Community Board #2M.

Laid over from May 23, 1978, for continued hearing.

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## 671-77-A

**APPLICANT**—Wechsler, Grasso, Menziuso for Lafayette Studio Corporation, owner.

**SUBJECT**—Application October 24, 1977—appeal from a decision of the Borough Superintendent re- stair enclosure, corridors, stairs, multiple dwelling law.

**PREMISES AFFECTED**—280/290 Lafayette Street, south side of Jersey Street and 115/127 Crosby Street, Block 510, Lots 6 and 9, Borough of Manhattan.

Laid over from May 23, 1978, for continued hearing.

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## 876-77-BZ

**APPLICANT**—Atkin and Gibson for Agustino Onoriti, owner.

**SUBJECT**—Application November 22, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of a one story enlargement to an existing bakery that increases the degree of non-conformity as to the floor area limitation.

**PREMISES AFFECTED**—2135 Williamsbridge Road, west side, 212.5 feet south of Pelham Parkway South, Block 4332, Lot 14, Borough of The Bronx. Community Board #11BX.

Laid over from May 23, 1978, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

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JUNE 20, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 20, 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

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## 347-78-SA

**APPLICANT**—General Equipment Company for General Atomic Company, Electronic Systems Division—console for self-service gasoline stations.

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## 346-78-SA

**APPLICANT**—Smith Meter Systems Division, Geosource Incorporated—Self-service gasoline station dispensing equipment.

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## 355-78-SM

**APPLICANT**—Norton McMurray Manufacturing Company—service head adaptor.



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## 6-78-A

APPLICANT—McGee and Morsellino for John Yonke, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—36-14 Bud Place, northwest corner of 36th Road, Block 4968, Lots 24, 28, 29 and 30, Flushing, Borough of Queens.

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## 76-78-A

APPLICANT—Northeast Marine Terminal for City of New York, owner.

SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- use of unapproved oil burner unit as space heater.

PREMISES AFFECTED—Foot of 39th Street and Gowanus Bay, Block 662, Lot 100 (230, 115 and 150), Borough of Brooklyn.

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## 82-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—41 Hillis Street, southeast corner of Summit Place, Block 6240, Lot 1, Annadale, Borough of Staten Island.

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## 83-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—20 Summit Place, south side, 110.65 feet east of Hillis Street, Block 6240, Lot 7, Annadale, Borough of Staten Island.

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## 84-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Summit Place, south side, 210.65 feet of Hillis Street, Block 6240, Lot 12, Annadale, Borough of Staten Island.

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## 85-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 Rogers Place, north side, 61.25 feet west of Fornes Place, Block 6240, Lot 79, Annadale, Borough of Staten Island.

## 86-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

SUBJECT—Applicaion January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—25 Rogers Place, north side, 172.36 feet west of Fornes Place, Block 6240, Lot 84, Annadale, Borough of Staten Island.

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## 87-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—18 Fornes Place, southwest corner of Rogers Place, Block 6240, Lot 117, Annadale, Borough of Staten Island.

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## 88-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4945 Amboy Road, north side, 141.25 feet west of Fornes Place, Block 6240, Lot 135, Annadale, Borough of Staten Island.

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## 89-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4933 Amboy Road, northwest corner of Fornes Place, Block 6240, Lot 126, Annadale, Borough of Staten Island.

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## 90-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—22 Rogers Place, south side, 134-35 feet east of Hillis Street, Block 6240, Lot 111, Annadale, Borough of Staten Island.

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## 206-78-A

APPLICANT—Donald Rowe for Luciano Pozza, owner.

SUBJECT—Application March 29, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—88 Covenrgy Road, south side, 114.64 feet west of Westentry Road, Block 891, Lot 22, Todt Hill, Borough of Staten Island.

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## 212-78-A

APPLICANT—Larry Meltzer for Nettie Feldstein, owner.



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SUBJECT—Application March 31, 1978—appeal from a decision of the Borough Superintendent re- proposed conversion of three story two family dwelling to a multiple dwelling.

PREMISES AFFECTED—1780 East 19th Street, west side, 154 feet north of Avenue R, Block 6801, Lot 40, Borough of Brooklyn.

396-78-A

APPLICANT—Sheldon Lobel for 148th Avenue Realty Associates, owners.

SUBJECT—Application May 26, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—167-43 148th Avenue, northwest corner of 175th Street, Block 13365, Lot 1, Jamaica, Borough of Queens.

ALAN D. GERSHUNY, *Executive Director*

JUNE 27, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 27, 1978, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

989-77-BZ

APPLICANT—Leo D. Fakler and Heywood Blaufeux for Joseph Cetra and Angelo Ianacci, owners.

SUBJECT—Application for consideration—to withdraw the application of December 23, 1977.

PREMISES AFFECTED—68-72 North Henry Street, east side, 50 feet south of Engert Avenue, Block 2729, Lot 20, Borough of Brooklyn.

342-47-BZ

APPLICANT—Jobino S. Cora, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 11, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7i and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office.

PREMISES AFFECTED—1085 Intervale Avenue, 864 East 167th Street, southwest corner and 1088 Hall Place, Block 2700, Lot 39, Borough of The Bronx. Community Board #2BX.

800-52-BZ

APPLICANT—Atkin and Gibson for Bruce Realty Company of New York, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7c of the Zoning Resolution, permitting in a retail and business use district, the addition of the selling and changing of oil to existing department store.

PREMISES AFFECTED—400 East Fordham Road, south side, from Webster Avenue to Park Avenue, 2506-2526 Webster Avenue and 4753-4791 Park Avenue, Block 3033, Lot 12, Borough of The Bronx. Community Board #6BX.

625-73-BZ

APPLICANT—Albert Melnick for Herbert Smith, Jr. and Gerald F. Smith, owners.

SUBJECT—Application for consideration—reopening for extension of time to obtain a Certificate of Occupancy which expired March 15, 1978—decision of the Borough Superintendent; previously granted on condition under Section 11-413 of the Zoning Resolution, permitting in a C4-2 district, the change in use of an existing one story building previously before the Board from a public garage to a furniture warehouse.

PREMISES AFFECTED—95 Montgomery Avenue, east side, 470 feet north of Victory Boulevard, Block 16, Lot 25, Tomkinsville, Borough of Staten Island. Community Board #1S.I.

789-76-A

APPLICANT—Leonard F. Rothkrug for Zolmar Realty Corporation and 12th Street Realty Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 12, 1978—filed pursuant to Section 36(2) of the General City Law re- proposed accessory parking lot to waive the requirements that 12th Street be fully improved as a street; previously granted on condition.

PREMISES AFFECTED—12/40 12th Street and 21/45 13th Street, south side, 420.9 feet west of Second Avenue, Block 1025, Lot 1, Borough of Brooklyn.

790-76-A

APPLICANT—Leonard F. Rothkrug for 12th Street Realty Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 12, 1978—filed pursuant to Section 36(2) of the General City Law re- proposed accessory parking lot to waive the requirements that 13th Street be fully improved as a street; previously granted on condition.

PREMISES AFFECTED—40 13th Street, southeast corner of Hamilton Avenue, Block 1031, Lot 1, Borough of Brooklyn.

309-63-A

APPLICANT—Edward S. Connell for Chemical Bank New York Trust Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 28, 1978—Appeal from a decision of the Borough Superintendent re- screen on exterior wall; previously granted on condition.

PREMISES AFFECTED—1934-1936 Broadway, 68 West 65th Street, southeast corner, Block 1117, Lots 61 and 62, Borough of Manhattan. Community Board #7M.

181-71-A

APPLICANT—Walter T. Gorman for New York News, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Appeal from a decision of the Fire Commissioner re- storage of 4,000 gallon tanks contrary to the Administrative Code; previously granted on condition.

PREMISES AFFECTED—1 to 50 55th Avenue, southeast corner of 2nd Street, Block 1 and 11, Lot 1 and 1, Long Island City, Borough of Queens.

77-73-BZ

APPLICANT—Leonard F. Rothkrug for 8301 Flatlands Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Super-



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intendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the erection of a one story building for use as retail stores with accessory parking in the open area.

PREMISES AFFECTED—8301-8309 Flatlands Avenue, 763-775 East 83rd Street, northeast corner, Block 8004, Lots 7 and 9, Borough of Brooklyn. Community Board #18BK.

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## 289-63-BZ

APPLICANT—Max Siegel Associates for Lerner Lex Operating Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 2, 1978—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C6-4 and R7-2 district, the use of transient parking for the unused and surplus tenants spaces in an existing multiple dwelling accessory garage.

PREMISES AFFECTED—150 East 61st Street, 775 Lexington Avenue, southeast corner, Block 1395, Lot 50, Borough of Manhattan. Community Board #8M.

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## 135-46-BZ

APPLICANT—Herman Kron for 3802 Avenue U Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7c of the Zoning Resolution, permitting in a business use district, the erection of a building on present existing gasoline service station (vacant) and proposed parking for more than five motor vehicles, minor repairs, brake testing and wheel alignment.

PREMISES AFFECTED—3802-3824 Avenue U and 2201-2211 East 38th Street, southeast corner, Block 8555, Lot 37, Borough of Brooklyn. Community Board #18BK.

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## 178-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corp. owner.

SUBJECT—Application March 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that exceeds the permitted floor area ratio has less than the required open space ratio encroaches on the required front yard and has less than required accessory parking.

PREMISES AFFECTED—1465 59th Street, north side, 155 feet west of 15th Avenue, Block 5706, Lot 51, Borough of Brooklyn, Community Board #12BK.

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## 197-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—appeal from a decision of the Borough Superintendent re- Provision of wheelchair ramp.

PREMISES AFFECTED—1465 59th Street, north side, 155 feet west of 15th Avenue, Block 5706, Lot 51, Borough of Brooklyn.

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## 180-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zon-

ing Resolution, to permit in an R5 district, the erection of a three story family dwelling that exceeds the permitted floor area ratio has less than the required open space ratio, encroaches on the required front yard and has less than the required accessory parking.

PREMISES AFFECTED—1467 59th Street, north side, 133 feet west of 15th Avenue, Block 5706, Lot 50, Borough of Brooklyn. Community Board #12BK.

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## 181-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—appeal from a decision of the Borough Superintendent re- Provision of wheelchair ramp.

PREMISES AFFECTED—1471 59th Street, north side, 100 feet west of 15th Avenue, Block 5706, Lot 49, Borough of Brooklyn.

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## 182-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—1471 59th Street, north side, 100 feet west of 15th Avenue, Block 5706, Lot 49, Borough of Brooklyn. Community Board #12BK.

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## 183-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—appeal from a decision of the Borough Superintendent re- provision of entrance accessible to individuals in wheelchairs.

PREMISES AFFECTED—1467 59th Street, north side, 133 feet west of 15th Avenue, Block 5706, Lot 50, Borough of Brooklyn.

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## 197-78-BZ

APPLICANT—Stephen B. Jacobs for Jeffry Gural, owner.

SUBJECT—Application March 21, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the conversion of a warehouse into a multiple dwelling with a store on the cellar level.

PREMISES AFFECTED—131-133 Perry Street, north side, 117 feet west of Greenwich Street, Block 633, Lot 28, Borough of Manhattan. Community Board #2M.

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## 234-78-BZ

APPLICANT—Dominick Salvati and Son for Laudberg Company, owner. Gatsby's, lessee.

SUBJECT—Application April 7, 1978—decision of the Borough Superintendent, under Section 73-241 of the Zoning Resolution, to permit in a C2-2 district, in an existing one story structure occupied with retail stores, the addition to the use of the restaurant portion to include cabaret.

PREMISES AFFECTED—3737 Nostrand Avenue, east side, 160 feet south of Avenue X, Block 7422, Lots 61 and 66, Borough of Brooklyn. Community Board #15BK.

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## 244-78-BZ

APPLICANT—Leonard F. Rothkrug for McAlphin Apartments Company, owner.



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SUBJECT—Application April 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-6 and C5-2 district, the conversion of the third floor through twenty-sixth floors of an existing hotel into a multiple dwelling that creates non-compliance in lot area per room.

PREMISES AFFECTED—1282/1300 Broadway (53 West 33rd Street) (46/60 West 34th Street), southwest corner of West 34th Street, Block 835, Lot 1, Borough of Manhattan. Community Board #5M.

## 278-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman, Colin, et al for Madison 360 Company, Long-Term Lessee.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 and Section 666 of the New York City Charter, to permit in a C5-3 district, the erection of three additional stories on an existing eleven story commercial structure that creates non-compliance in floor area ratio and penetration of the sky exposure plane.

PREMISES AFFECTED—360 Madison Avenue and 19-27 East 45th Street, northwest corner, Block 1281, Lot 17, Borough of Manhattan. Community Board #5M.

## 967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates non-compliance in lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

Laid over from May 23, 1978, for hearing.

## 223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lot 1, and 50, Borough of Manhattan.

Laid over from May 23, 1978, for hearing.

ALAN D. GERSHUNY, *Executive Director*

JUNE 27, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 27, 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## 673-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

## 674-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—34 Posen Street northwest corner of Barb Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

## 675-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—36 Posen Street, northwest corner of Barb Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

## 676-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 Posen Street, northwest corner of Barb Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

## 677-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—40 Posen Street, northwest corner of Barb Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

## 678-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—40 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

## 679-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—42 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

## 680-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.



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SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).  
PREMISES AFFECTED—44 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 681-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—46 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 682-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—48 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 683-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—50 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 684-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—52 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 685-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—60 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 686-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—62 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

## 687-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—64 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 688-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—66 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 689-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—68 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 690-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 691-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—72 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 54-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1030 Ionia Avenue, southeast corner of Lenevar Avenue, Block 6918, Lot 12, Princes Bay, Borough of Staten Island.

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## 55-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.



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SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1020 Ionia Avenue, south side, 89.42 feet east of Lenevar Avenue, Block 6918, Lot 12, Princes Bay, Borough of Staten Island.

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## 56-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1071 Edgegrove Avenue, northeast corner of Lenevar Avenue, Block 6918, Lot 1, Princes Bay, Borough of Staten Island.

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## 57-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1059 Edgegrove Avenue, north side, 115.52 feet east of Lenevar Avenue, Block 6918, Lot 94, Princes Bay, Borough of Staten Island.

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## 58-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—992 Ionia Avenue, south side, 389.42 feet east of Lenevar Avenue, Block 6918, Lot 27, Princes Bay, Borough of Staten Island.

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## 59-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1029 Edgegrove Avenue, north side, 415.52 feet east of Lenevar Avenue, Block 6918, Lot 80, Princes Bay, Borough of Staten Island.

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## 92-78-A

APPLICANT—Alphonse J. Calvanico for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—453 Pennsylvania Avenue, west side, 24 feet south of Rockwell Avenue, Block 2998, Lot 21, Rosebank, Borough of Staten Island.

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## 93-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—457 Pennsylvania Avenue, west side, 46.00 feet south of Rockwell Avenue, Block 2998, Lot 22, Rosebank, Borough of Staten Island.

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## 94-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—459 Pennsylvania Avenue, west side, 68.00 feet south of Rockwell Avenue, Block 2998, Lot 23, Borough of Staten Island.

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## 95-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—463 Pennsylvania Avenue, west side, 90.00 feet south of Rockwell Avenue, Block 2998, Lot 26, Rosebank, Borough of Staten Island.

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## 96-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—465 Pennsylvania Avenue, west side, 112.00 feet south of Rockwell Avenue, Block 2998, Lot 27, Rosebank, Borough of Staten Island.

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## 157-78-A

APPLICANT—Grushkin and Oddo, Architects for Golestan Organization Ltd., owner.

SUBJECT—Application February 27, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—210 Melba Street, west side, 252 feet north of Westwood Avenue, Block 752, Lot 355, Willowbrook, Borough of Staten Island.

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## 158-78-A

APPLICANT—Grushkin and Oddo, Architects for Golestan Organization Ltd., owner.

SUBJECT—Application February 27, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—208 Melba Street, west side, 276 feet north of Westwood Avenue, Block 752, Lot 353, Willowbrook, Borough of Staten Island.



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# CALENDAR

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## 298-78-A

APPLICANT—Albert Melniker for Charles Matarese, owner.

SUBJECT—Application April 25, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—805 Pelton Avenue, east side, 100 feet north of Bard Avenue, Block 294, Lot 6, West New Brighton, Borough of Staten Island.

## 299-78-A

APPLICANT—Alphonse J. Calvanico for Joseph Piacentino, owner.

SUBJECT—Application April 25, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—133 Tallman Street, north side, 227.01 feet east of Barclay Avenue, Block 6382, Lot 63, Annadale, Borough of Staten Island.

## 300-78-A

APPLICANT—Alphonse J. Calvanico for Joseph Chionchio, owner.

SUBJECT—Application April 25, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—125 Tallman Street, north side, 307.01 feet east of Barclay Avenue, Block 6382, Lot 61, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, MAY 23, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon May 9, 1978 were approved as printed in the Bulletin of May 18, 1978, Volume 63, Number 20.

### 183-48-BZ

APPLICANT—Leonard F. Rothkrug for 255 Turnpike Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 25, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7c and 7e of the Zoning Resolution, permitting the extension of a business building (stores, bank and theater) from a retail use district into a residence use district; and permitting the parking of more than 5 motor vehicles in the retail and residence use districts; and permitting in the retail use portion, the maintenance of a gasoline service station.

PREMISES AFFECTED—255-01 to 259-25 Union Turnpike, blockfront, north side between 255th Street and 260th Street, Block 8513, Lot 2, Glen Oaks, Borough of Queens. Community Board #13Q.

#### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

#### THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1948, on certain conditions; and

WHEREAS, a public hearing was held on this application on May 23, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 29, 1948 as amended through February 17, 1970 only as to the term of variance, so that as amended this portion of the resolution shall read:

*"granted for a term of ten years from June 25, 1978, to permit...; on condition that there will be no auto painting and no body and fender work done on the premises and that the area be free of litter and that a regular clean-up schedule be maintained; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution."* (N.B. 563-49)

### 1492-61-BZ

APPLICANT—Andrew Di Camillo for Joseph Coscia, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 26, 1978—decision of the Borough Superintendent; previously granted on condition under Section 21 of the Zoning Resolution, permitting in a residence use district the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—365-367 91st Street, north side, 154 feet 8 $\frac{5}{8}$  inches west of 4th Avenue, Block 6081, Lots

77 and 78, Borough of Brooklyn. Community Board #10BK.

#### APPEARANCES—

For Applicant: Frank Selletto.

ACTION OF BOARD—Application reopened and term of variance extended.

#### THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 26, 1963, on certain conditions; and

WHEREAS, a public hearing was held on this application on May 23, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 26, 1963 as amended through January 23, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

*"granted for a term of five years from the date of this resolution, to permit...; on condition that a full width sidewalk be installed along the 91st Street frontage; and that the lot be cleaned and maintained; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution."* (Alt. 2700-61)

### 773-66-BZ

APPLICANT—Carl Levine, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired December 13, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the reconstruction of an existing motor vehicle repair shop and the addition to the use to include vehicle sales.

PREMISES AFFECTED—1837 to 1849 Linden Boulevard, north side, 14 feet 2 $\frac{3}{4}$  inches east of Malta Street, Block 4319, Lots 42, 47 and 49, Borough of Brooklyn. Community Board #5BK.

#### APPEARANCES—

For Applicant: Goldie and Carl Levine.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

#### THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 13, 1966, on certain conditions; and

WHEREAS, a public hearing was held on this application on May 23, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on December 13, 1966 as amended through January 23, 1968 only as to the term of the variance, so that as amended this portion of the resolution shall read:

*"granted for a term of ten years from the date of this amended resolution, to permit...; on condition that an eight foot high chain link fence be installed surrounding the vacant lot adjacent to the building, and that the lot be cleaned of debris; that the chain link gates located in front of garage door be repaired; that the facade of the*



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building be painted or cleaned; that the sidewalk be repaired where required; and that the leader be repaired where required; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution. (N.B. 360-66)

## 734-72-BZ

APPLICANT—Nicholas J. Salvadeo for Guido Passarelli, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired July 23, 1975; and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-1 and R3-2 district, on a plot previously before the Board, in conjunction with the erection of a two story commercial building, the reduction in the number of accessory parking spaces and located in the residence district.

PREMISES AFFECTED—1600 Hylan Boulevard, south east corner of Raritan Avenue, Block 3372, Lots 1, 22, Dongan Hills, Borough of Staten Island.

### APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work, and resolution amended.

### THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1974, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on July 23, 1974 by adding thereto:

"That the premises and access may be rearranged substantially as shown on revised drawing of proposed conditions marked 'Received May 11, 1978'—three sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; that other than as herein amended, the resolution above cited shall be complied with in all respects." (N.B. 1112-72)

## 251-74-BZ

APPLICANT—Jamaica Water Supply Company, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired January 11, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-14 of the Zoning Resolution, permitting in an R2 district, the installation of a water pumping station.

PREMISES AFFECTED—231-19 128th Drive, northeast corner of Francis Lewis Boulevard, Block 12869, Lot 54, Springfield Gardens, Borough of Queens.

### APPEARANCES—

For Applicant: John E. Relaniero and Stephen B. Dempsey.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1974, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on January 11, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on July 23, 1974 as amended through January 11, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 878-73)

## 266-75-BZ

APPLICANT—Lichtner Associates for Anthony Pinto, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story building for use as retail stores.

PREMISES AFFECTED—1898 Hyland Boulevard, northeast corner of Seaver Avenue, Block 3657, Lot 1, Dongan Hills, Borough of Staten Island.

### APPEARANCES—

For Applicant: William Lichtner.

ACTION OF BOARD—application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 2, 1976, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 2, 1976 as amended through March 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 3357-74)

## 267-75-BZ

APPLICANT—Lichtner Associates for Linda Ferrero, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story building for use as retail stores.

PREMISES AFFECTED—1894 Hyland Boulevard, east side, 40.6 feet north of Seaver Avenue, Block 3657, Lot 3, Dongan Hills, Borough of Staten Island.



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## APPEARANCES—

For Applicant: William Lichtner.

**ACTION OF BOARD**—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 2, 1976, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 2, 1976 as amended through March 8, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 3358-74)

## 14-77-A

**APPLICANT**—McGee and Morsellino for Mario Tucciaronone, Charles Met and Estate of Anthony Coccheo, owners.

**SUBJECT**—Application for consideration—to reopen in accordance with the order of the Court for further hearing consistent with the Court's decision herein dated November 17, 1977—for renovation of Certificate of Occupancy Q57526; previously granted on condition.

**PREMISES AFFECTED**—188-16 Northern Boulevard, northwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph P. Morsellino.

**ACTION OF BOARD**—Application reopened and restored to the Docket.

## THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5  
Negative: ..... 0  
Absent: Chairman Fossella ..... 1

**ACTION OF BOARD**—Laid over to June 20, 1978, at 10 A.M., Special Order Calendar, for hearing; applicant to notify the Community Planning Board.

## 303-26-BZ—Vol. IV

**APPLICANT**—Charles M. Spindler Associates for Hayson Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expires June 19, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence and business use district, the lower or ground floor for the storage of paper cartons and the upper floor for the manufacture, storage and distribution of infants, quilts, blankets, pillows and office.

**PREMISES AFFECTED**—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn. Community Board #7BK.

## APPEARANCES—

For Applicant: B. J. Amato.

**ACTION OF BOARD**—Laid over to June 6, 1978, at 10 A.M., Special Order Calendar, for decision.

## 692-52-BZ and 477-69-BZ

**APPLICANT**—Hein, Waters, Klein and Feder for John McCarthy, owner.

**SUBJECT**—Application for consideration—request to waive the rules for procedure and extension of term of variance which expired December 16, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f, 7i and 7h of the Zoning Resolution, permitting in a residence and business use district, the erection and maintenance of a structure to be used as an auto showroom, motor vehicle repair shop, storage garage and office for authorized car dealer, with accessory parking in open portion of plot located in residence use district and with a business entrance (curb cut) in residence use portion of plot.

**PREMISES AFFECTED**—209-34 Northern Boulevard, south side, 250 feet east of Oceana Street, Block 7309, Lots 15 and 18 (formerly Lot 15), Bayside, Borough of Queens. Community Board #11Q.

## APPEARANCES—

For Applicant: Irwin G. Klein.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 10 A.M., Special Order Calendar, for decision; applicant to file plans.

## 77-73-BZ

**APPLICANT**—Leonard F. Rothkrug for 8301 Flatlands Avenue Corporation, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—recision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the erection of a one story building for use as retail stores with accessory parking in the open area.

**PREMISES AFFECTED**—8301-8309 Flatlands Avenue, 763-775 East 83rd Street, northeast corner, Block 8004, Lots 7 and 9, Borough of Brooklyn. Community Board #18BK.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Morris Silver, Louise Tancredi, Sheila Silver, Lorraine Weisburd, Evelyn Lurie, Bernard Cateher and others.

**ACTION OF BOARD**—Laid over to June 27, 1978, at 10 A.M., Special Order Calendar, for decision.

## 613-77-BZ

**APPLICANT**—Joseph B. Raia for Ida Lo Bue, owner.

**SUBJECT**—Application September 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width, the erection of a one family dwelling that encroaches on the required front yard.

**PREMISES AFFECTED**—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

## APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 18, 1978, at 10 A.M., for continued hearing at the request of the applicant.

## 614-77-A

**APPLICANT**—Joseph B. Raia for Ida Lo Bue, owner.

**SUBJECT**—Application September 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use



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of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: None.

ACTION OF BOARD—Laid over to July 18, 1978, at 10 A.M., for continued hearing at the request of the applicant.

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## 670-77-BZ

APPLICANT—Wechsler, Grasso, Menziuso for Lafayette Studio, Corporation, owner.

SUBJECT—Application October 24, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, the conversion of an existing six story building from commercial use into residential occupancy.

PREMISES AFFECTED—280/290 Lafayette Street, south side of Jersey Street and 115/127 Crosby Street, Block 510, Lots 6 and 9, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Sheldon Lobel and Alfred Menziuso.

For Opposition: Doris Diether C.B. #2M.

For Administration: Steven Stein, C.P.C. and Sandy Hornick.

ACTION OF BOARD—Laid over to June 20, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

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## 671-77-A

APPLICANT—Wechsler, Grasso, Menziuso for Lafayette Studio Corporation, owner.

SUBJECT—Application October 24, 1977—appeal from a decision of the Borough Superintendent re- stair enclosure, corridors, stairs, multiple dwelling law.

PREMISES AFFECTED—280/290 Lafayette Street, south side of Jersey Street and 115/127 Crosby Street, Block 510, Lots 6 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel and Alfred Menziuso.

For Opposition: Doris Diether, C.B. #2M.

For Administration: Steven Stein, C.P.C. and Sandy Hornick.

ACTION OF BOARD—Laid over to June 20, 1978, at 10 A.M. for continued hearing, additional information to be submitted.

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## 836-77-BZ

APPLICANT—Shael Shapiro for Shapiro Lawn Associates Architects for 147 West 22nd Street Corporation, owner.

SUBJECT—Application November 14, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing ten story building, the conversion of the third through tenth floors from factories into apartments.

PREMISES AFFECTED—147-149 West 22nd Street, north side, 249.6 feet east of Seventh Avenue, Block 798, Lot 17, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Shael Shapiro.

For Opposition: None.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for decision, hearing closed.

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## 864-77-BZ

APPLICANT—Robert E. Lawless for Henry Bialer, owner.

SUBJECT—Application November 16, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R6 district, on a plot previously before the Board, the change in use of an existing one story building from stores into an automobile showroom with accessory open and enclosed sales.

PREMISES AFFECTED—141-40 Northern Boulevard, south side, 101.72 feet west of Parsons Boulevard, Block 5012, Lots 37, 41, 43, Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Robert E. Lawless and Basil Gojdyer.

For Opposition: None.

ACTION OF BOARD—Laid over to June 6, 1978, at 10 A.M., for decision, hearing closed.

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## 876-77-BZ

APPLICANT—Atkin and Gibson for Augustino Onoriti, owner.

SUBJECT—Application November 22, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of a one story enlargement to an existing bakery that increases the degree of non-conformity as to the floor area limitation.

PREMISES AFFECTED—2135 Williamsbridge Road, west side, 212.5 feet south of Pelham Parkway South, Block 4332, Lot 14, Borough of the Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Thomas Gibson.

For Opposition: R. J. Guberti, Ann Koll, Mary De Palo, Ray S. Israel, Dom Castore, Josephine Guarnaccia and others.

ACTION OF BOARD—Laid over to June 20, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

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## 935-77-BZ

APPLICANT—Anthony S. DiProperzio for E. Koepfel, owner, Lee's Pontiac, Incorporated, lessee.

SUBJECT—Application December 7, 1977—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C2-2 and R5 district, on a plot previously before the Board, the completion of a roof ramp and the addition to the uses of an existing automobile sales and service establishment to include roof parking.

PREMISES AFFECTED—162-19 Hillside Avenue, northeast corner of 162nd Street, Block 9771, Lots 1, 31 and 35, Jamaica, Borough of Queens. Community Board #8Q.

APPEARANCES—

For Applicant: Anthony S. DiProperzio.

For Opposition: None.

ACTION OF BOARD—Laid over to June 6, 1978, at 10 A.M., for decision; additional information; hearing closed.

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## 967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates non-compliance in lot area per room.



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PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: John C. Klatz.

For Administration: John Kaufman, C.P.C., Robert Flahive, C.B. #8.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for hearing at the request of the applicant.

223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—Appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lot 1, and 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for hearing at the request of the applicant.

969-77-BZ

APPLICANT—Dominick Salvati and Son for Oswald Taylor, owner.

SUBJECT—Application December 16, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, in an existing three story mixed building the enlargement in area of the first floor store that creates non-compliance in floor area ratio.

PREMISES AFFECTED—598 Nostrand Avenue, west side, 100 feet south of Pacific Street, Block 1200, Lot 48, Borough of Brooklyn. Community Board #3BK.

APPEARANCES—

For Applicant: Harriet Jacobs.

For Opposition: None.

ACTION OF BOARD—Laid over to June 6, 1978, at 10 A.M., for deferred decision at the request of the applicant.

970-77-BZ

APPLICANT—Frank A. Vaccaro for Holly Hill Recreation Center, owner.

SUBJECT—Application December 16, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-1 and R3-2 district, the enlargement in area of an existing swimming pool, sports, garden and trailer establishment and the addition to the uses to include trailer repairs and the reduction in the accessory parking area.

PREMISES AFFECTED—1430 Richmond Avenue, northwest corner of Lander Avenue, Block 1594, Lot 10, Bulls Head, Borough of Staten Island, Community Board #2S.I.

APPEARANCES—

For Applicant: Frank Vaccaro and Alexander E. Aubrey.

For Opposition: Joseph Orlando, Sr. and Michael P. Codd.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

971-77-BZ

APPLICANT—Frank A. Vaccaro for Holly Hill Recreation Center, owner.

SUBJECT—Application December 16, 1977—appeal from a decision of the Borough Superintendent re- proposed use

of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1430 Richmond Avenue, northwest corner of Lander Avenue, Block 1594, Lot 10, Bulls Head, Borough of Staten Island.

APPEARANCES—

For Applicant: Frank Vaccaro and Alexander E. Aubrey.

For Opposition: Joseph Orlando, Sr. and Michael P. Codd.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

12-78-BZ

APPLICANT—Leonard F. Rothkrug for Robert G. Wiggberg, owner, Wiggby Precision Machine Corporation, lessee.

SUBJECT—Application January 10, 1978—decision of the Borough Superintendent, under Sections 73-50 and 72-21 of the Zoning Resolution, to permit in a C8-1 district, the erection of a one story enlargement to an existing two story mixed building that increases the degree of non-compliance in floor area ratio and encroaches on the required yard along a district boundary.

PREMISES AFFECTED—2971 Coney Island Avenue, east side, 111.9¾ feet north of Banner Avenue, Block 7483, Lot 6, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to June 6, 1978, at 10 A.M., for decision, hearing closed.

50-78-BZ

APPLICANT—Weinberg and Kirshenbaum for Arthur J. Konapka, owner.

SUBJECT—Application February 2, 1978—decision of the Borough Superintendent, under Sections 72-21 and 73-27 of the Zoning Resolution, to permit in a C1-3 district, in an existing three story building, the enlargement in area of the first floor funeral establishment.

PREMISES AFFECTED—207 Nassau Avenue, northeast corner of Russell Street, Block 2655, Lots 40 and 41, Borough of Brooklyn. Community Board #1BK.

APPEARANCES—

For Applicant: Harold Weinberg, P.E.

For Opposition: None.

ACTION OF BOARD—Laid over to June 6, 1978, at 10 A.M., for decision, hearing closed.

51-78-A

APPLICANT—Weinberg and Kirshenbaum for Arthur J. Konopka, owner.

SUBJECT—Application February 2, 1978—appeal from a decision of the Borough Superintendent re- proposed increase in floor area for commercial use in frame building.

PREMISES AFFECTED—207 Nassau Avenue, northeast corner of Russell Street, Block 2655, Lots 41 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harold Weinberg, P.E.

ACTION OF BOARD—Laid over to June 6, 1978, at 10 A.M., for decision, hearing closed.

171-78-BZ

APPLICANT—Leonard M. Simon for Angelo Cestari, as Executor of the Estate of Amadeo Vilardi, G.J.G.P. Managment, Incorporated, Contract vendee.



# MINUTES

SUBJECT—Application March 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two story office building with accessory parking in the open area.

PREMISES AFFECTED—1535 Rockaway Parkway, east side, 155.75 feet south of Flatlands Avenue, Block 8205, Lots 22 and 28, Borough of Brooklyn. Community Board #18BK.

## APPEARANCES—

For Applicant: Leonard M. Simon.

For Opposition: None.

ACTION OF BOARD—Laid over to May 31, 1978, at 10 A.M., for decision, hearing closed.

## 612-77-BZ

APPLICANT—Diffendale and Kubec for Mrs. Rose Pitcherelli, owner.

SUBJECT—Application September 14, 1977—decision of the Borough Superintendent, under Section 72-11 and 72-21 of the Zoning Resolution, to permit in a C8-1 district, in an existing three story mixed building. The conversion of the second and third floors from two apartments into four apartments that increase the degree of non-conformity.

PREMISES AFFECTED—2131 Hylan Boulevard, northwest corner of Bedford Avenue, Block 3589, Lot 63, Grant City, Borough of Staten Island. Community Board #2S.I.

## APPEARANCES—

For Applicant: Cathy Melanaski.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 21, 1978, after due notice by publication in the Bulletin; laid over to April 18, 1978; then to May 9, 1978; then to May 23, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated September 14, 1977, acting on Alt. Applic. #106/1975, reads:

"1. The proposed alteration and change of use from the present certificate of occupancy classification of two family dwelling, bar and catering establishment, located in C8-1 district, to a four family Class A multiple dwelling, bar and catering establishment is contrary to Section 32-10 and 52-31 and 52-21 of the Zoning Resolution.

2. There are no bulk, parking or loading regulations for a residential use in a C8-1 district."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, this structure has been continuously occupied by 4 families since prior to 1929.

WHEREAS, the Board has determined that there is evidence in the record under Section 72-11 of the Zoning Resolution, and that the applicant is therefore entitled to relief.

Resolved, that the Board of Standards and Appeals does hereby grant the application, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-11 of the Zoning Resolution, to permit in a C8-1 district, in an existing three story mixed building, the conversion of the second and third floors from two apartments into four apartments that increased the degree of non-conformity *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "September 14, 1977",

6 sheets, "February 3, 1978", 1 sheet and "April 14, 1978", 4 sheets, and *on further condition* that a smoke detection device be installed in each apartment, that heat sensor devices be installed in the cellar and first floor and these fire detecting services be inter connected; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 61-78-A

APPLICANT—Diffendale and Kubec for Mrs. Rose Pitcherelli, owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—2131 Hylan Boulevard, northwest corner of Bedford Avenue, Block 3589, Lot 63, Grant City, Borough of Staten Island.

## APPEARANCES—

For Applicant: Cathy Melanaski.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 2, 1978, on Alt. Applic. #106/76, reads:

"1. Premises formerly classified as a heretofore erected Existing Class B Hotel, and subsequently altered to a 2-family dwelling cannot be altered or converted to a 4-family Class A multiple dwelling contrary to Section 9, Subdivision 4, Multiple Dwelling Law.

(Note: Former Heretofore erected Existing Class B Building is a Class 3 non-fireproof building).

2. Conversion of a frame building by increasing the number of apartments and rooms is contrary to Sections 56 and 171 of the Multiple Dwelling Law."

and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be *granted* under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 2, 1978 acting on Alt. Applic. #106/1976 Objection No. 1 and 2 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under calendar 612-77-BZ and that all other laws, rules, and regulations be complied with.

## 831-77-BZ

APPLICANT—Alfonso Duarte for Redmont Realty Company, owner.

SUBJECT—Application November 9, 1977—decision of the Borough Superintendent, under Section 73-20 of the Zoning Resolution, to permit in a C1-2 district, within an existing shopping center, the enlargement in area of one building for use as a theatre.

PREMISES AFFECTED—153-67A Cross Island Parkway, north side, 103.3 feet west of 154th Street, Block 4717, Lot 16, Whitestone, Borough of Queens. Community Board #7Q.

## APPEARANCES—

For Applicant: Alfonso Duarte.

For Opposition: Frances Gioia, Ruth Johnson and many others.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 11, 1978, after due notice by publication in the Bulletin; laid over to May 2, 1978; then to May 23, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated October 12, 1977, acting on N.B. Applic. #174/1977, reads:

"7. Proposed theatre for not more than 500 persons in a new building in a C1 district is contrary to Section 32-17 Z.R. and requires a special permit by Board of Standards and Appeals in accordance with section 32-31 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, this shopping center was previously approved by the City Planning Commission; and

WHEREAS, Community Board #7 has recommended approval; and

WHEREAS, the Whitestone Civic Association and Robinwood Property Owners Associated have both recommended approval; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-20 of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby make the required findings and grant a Special Permit under Section 73-20 of the Zoning Resolution, to permit in a C1-2 district, within an existing shopping center the enlargement in area of one building for use as a theatre on condition that all work shall substantially conform to drawings filed with this application, marked "Received November 9, 1977", 4 sheets, "March 2, 1978", one sheet, and "May 19, 1978", one sheet; *on further condition* that there shall be no X-rated pornographic films displayed; that lighting be refurbished and maintained along the parking area; that all graffiti be removed and maintained cleaned; that the parking area and premises be cleaned and regularly maintained; that all entrances to the main parking area be closed after business hours; that theatre patrons exit by the Cross Island Parkway opening to protect the residential community; that the hours of operation be limited to from 1:00 P.M. to 11:30 P.M. Monday through Thursday, 1:00 P.M. to 12:30 A.M. Friday, Saturday, Sunday and holidays; that waste receptacles are to be properly screened; that bumper guards be installed to protect the abutting residential parcels; that screening be installed along the 14th Avenue/Road frontage in accordance with Section 25-66 of the Zoning Resolution; that all benches be repaired and maintained; that a plan be submitted to this Board showing the above conditions prior to the issuance of a building permit; and that all laws, rules and regulations be completed within one year from the date of this resolution.

## 975-77-BZ

APPLICANT—Leonard F. Rothkrug for LMB Realty Corporation d/b/a Magnet Paint and Shellac Company, owner.

SUBJECT—Application December 20, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story enlargement to an existing Paint and Shellac manufacturing establishment.

PREMISES AFFECTED—184-186 Lawrence Avenue, south side, 205 feet west of Ocean Parkway, Block 5423, Lot 36, Borough of Brooklyn. Community Board #12BK.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.  
For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 9, 1978, after due notice by publication in the Bulletin; and laid over to May 23, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated December 9, 1977, acting on Alt. Applic. #1154/77, reads:

"1. Proposed structural alteration and enlargement in an R5 district of paint and shellac manufacturing and storage establishment is contrary to Section 22-10 and 52-22 of Zoning Resolution.

Note: Since there are no bulb, parking, or loading requirements for factory uses in an R5 district this matter is referred to Board of Standards and Appeals."

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it *hereby is granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one-story and mezzanine enlargement to an existing paint and shellac manufacturing establishment *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received December 20, 1977", 5 sheets, "May 2, 1978", one sheet, and "May 19, 1978", one sheet; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 994-77-BZ

APPLICANT—McGee and Morsellino for Rutledge Apartments, owners, C and K Incorporated, lessee.

SUBJECT—Application December 29, 1977—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C2-2 and R4 district, the maintenance of accessory residential garages as an accessory storage facility for a retail store.

PREMISES AFFECTED—89-43/89-49 Doran Avenue, north side, 119.68 feet west of Woodhaven Boulevard, Block 3872, Lot 49, Glendale, Borough of Queens. Community Board #5Q.

## APPEARANCES—

For Applicant: Joseph P. Morsellino.  
For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Cincotta and  
Commissioner Wolf ..... 5  
Negative: Commissioner Walsh ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application May 2, 1978, after due notice by publication in the Bulletin; laid over to May 23, 1978; and



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WHEREAS, the decision of the Borough Superintendent, dated December 5, 1977, acting on Alt. Applic. #1067/1977, reads:

"1. The proposed change of use from residential accessory garages, located partially within R-4 and C2-2 zones; to an accessory storage use for commercial stores U.G. 6 which are located in a C2-2 zone on adjoining lot 33, is contrary to Section 12-10 Z.R. and Section 22-00 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R4 district, the maintenance of accessory residential garages as an accessory storage facility for a retail store *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received December 29, 1977", 3 sheets, and "May 16, 1978", 2 sheets; *on further condition* that this variance shall be limited to a term of five years; that the roll-up door shall be sealed with masonry blocks; that a smoke detection system with a central office connection be installed and maintained; that all block facades shall be treated with white textured stucco; that regular exterminating services be provided by the owner; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 18-78-BZ

APPLICANT—Frank P. Farinella for Hurley and Farinella for AGS Properties, owner.

SUBJECT—Application January 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, in an existing four story building, the conversion of the basement level from doctors offices into business offices.

PREMISES AFFECTED—111 and 113 East 38th Street, north side, 160 feet west of Lexington Avenue, Block 894, Lots 10 and 11, Borough of Manhattan. Community Board #6M.

### APPEARANCES—

For Applicant: Frank Farinella, Anthony Roneano and Albert G. Schmerge, III.

For Opposition: None.

### RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 2, 1978, after due notice by publication in the Bulletin; laid over to May 23, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated January 24, 1978, acting on Alt. Applic. #1120/1977, reads:

"1. The proposed use of offices use group 6, is not permitted as of right when located in R7-2 district and

hence contrary to Section 22-10 of Zoning Resolution.

Note: There are no bulk and parking regulations for commercial use located in residential district."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, in an existing four-story building, the conversion of the basement level from doctor's offices into business offices *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked sheets "Received January 12, 1978", 5 sheets and "May 5, 1978", 1 sheet; *on further condition* that this variance shall be limited to a term of ten years; that the premises shall be restricted to the present owner's individual use as a real estate office; that such space shall be neither sublet or assigned; that smoke detection devices be installed on each floor; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 3:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

## REGULAR MEETING

TUESDAY AFTERNOON, MAY 23, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

## 216-78-SA

APPLICANT—Ford Regulator Valve Corporation, owner.

SUBJECT—Application April 4, 1978—Xomatic Fig. #33X, 2½" and 3" sizes. (Pressure Reducing Valve)

### APPEARANCES—

For Applicant: Hans Adler.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

216-78-SA: Ford Regulator Valve Corporation, New York, filed for approval of the Ford Figure Number 33X Xomatic Water Pressure Reducing Valve, 2½" and 3", under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Pressure reducing valve for standpipe and sprinkler lines.

DESCRIPTION: The valve, available in 2½" and 3" sizes, is used to reduce the high pressure of water supply lines to sprinkler design pressures. It is a single seated, piston type, spring actuated valve. The rated inlet working pressure is 400 psi. Outlet pressure can be adjusted between 50 and 140 psi. The valve has a bronze or ductile iron body and bronze bonnet; stainless steel spring, and bronze trim; Buna-N or polyurethane disc seat; and flanged, screwed, or grooved ends.



# MINUTES

**INSPECTION AND TEST:** The valve has been tested and approved by Underwriters' Laboratories (File EX 3068).

**RECOMMENDATIONS:** The Committee on Test recommends the approval of the Ford Figure Number 33X Xomatic Water Pressure Reducing Valve, 2½" and 3", for standpipe and sprinkler lines, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York, on condition that all uses, locations, and installations of the valve shall comply with the applicable requirements of the Building Code. The valves shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 216-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

## 237-78-SA

**APPLICANT**—Geberit Manufacturing, Incorporated, owner.  
**SUBJECT**—Water closets.

### APPEARANCES—

For Applicant: Donald T. Sweeney.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

237-78-SA: Geberit Manufacturing, Incorporated, Michigan City, Indiana, filed for approval of Geberit-PVC No. 35.000 and No. 30.000 water closets under the provisions of Article 16 and RS 16 of the Building Code of the City of New York.

**PROPOSED USE:** Water closets.

**DESCRIPTION:** The water closets are designed for low water usage, and have capacities of 3.5 gallons (Model No. 35.000) and 2.5 gallons (Model No. 30.000). The cover is melamine, with styrofoam insulation. The functional components are an anti-siphon water balance floatcock, with water level control, and a hydro-balanced flush valve fitting.

**INSPECTION AND TEST:** The water closets have been tested and approved by the International Association of Plumbing and Mechanical Officials (File No. 1886), the American Society of Sanitary Engineering, the National Sanitation Foundation, and numerous state and local authorities.

**RECOMMENDATIONS:** The Committee on Test recommends the approval of Geberit-PVC No. 35.000 and No. 30.000 water closets under the provisions of Article 16 and

RS 16 of the Building Code of the City of New York on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code. The water closets shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 237-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

## 854-39-SM

**APPLICANT**—Acme Steel Door Corporation, owner.

**SUBJECT**—Change of corporate name.

### APPEARANCES—

For Applicant: Daniel D. Bleiberg.

**ACTION OF BOARD**—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

854-39-SM: Amendment to resolution so as to show a change of corporate name.

Acme Steel Door Corporation, Brooklyn, New York, requests that the resolution adopted January 3, 1940 and as amended July 13, 1954 under Calendar Number 854-39-SM be reopened and amended so as to show a change of corporate name.

**PROPOSED USE:** Kalamein one and one half to two hour fireproof door.

**DESCRIPTION:** The applicant requests the corporate name be changed from Acme Kalamein Door and Sash Company, Incorporated to Acme Steel Door Corporation.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted January 3, 1940 and as amended July 13, 1954 under Calendar Number 854-39-SM be reopened and amended so as to show a change of corporate name from Acme Kalamein Door and Sash Company, Incorporated to Acme Steel Door Corporation. Also, known as Acme Steel Partition Company, Incorporated on condition that all uses and installations of the Kalamein Door shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this



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Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 503-40-SM

APPLICANT—Acme and Dorf Metal Door Corporation, owner.

SUBJECT—Additional manufacturer.

APPEARANCES—

For Applicant: Daniel P. Bleiberg.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

503-40-SM: Amendment to resolution so as to show an additional manufacturer.

Acme and Dorf Metal Door Corporation, Bronx, New York, requests that the resolution adopted September 17, 1940 and as amended through May 24, 1955 under Calendar Number 503-40-SM be reopened and amended so as to show an additional manufacturer.

PROPOSED USE: One and one half Kalamein door.

DESCRIPTION: The applicant requests A&D Fire Door Corporation be added to this Calendar Number. The Board is in receipt of a letter dated October 31, 1977 signed by Joseph Dorf, Secretary of Acme and Dorf which states the additional manufacturer's name is A&D Fire Door Corporation. That this Corporation will now be manufacturing the approved Acme and Dorf one and one half hour Kalamein door under their supervision at their factory location at 1135 Bronx River Avenue, Bronx, New York. The officers of the A&D Fire Door Corporation are: Dora Bienstock, President and Harry Bienstock, Secretary.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted September 17, 1940 and as amended through May 24, 1955 under Calendar Number 503-40-SM be reopened and amended so as to show an additional manufacturer, namely, A&D Fire Door Corporation on condition that all uses and installations of the fire resistive door shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure

to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 494-45-SM

APPLICANT—Acme and Dorf Metal Door Corporation, owner.

SUBJECT—Additional manufacturer.

APPEARANCES—

For Applicant: Daniel D. Bleiberg.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

494-45-SM: Amendment to resolution so as to show an additional manufacturer.

Acme and Dorf Metal Door Corporation, Bronx, New York, requests that the resolution adopted April 9, 1946 and as amended May 24, 1955 under Calendar Number 494-45-SM be reopened and amended so as to show an additional manufacturer.

PROPOSED USE:  $\frac{3}{4}$  hour kalamein fire resistive window.

DESCRIPTION: The applicant requests A&D Fire Door Corporation be added to this Calendar Number. The Board is in receipt of a letter dated October 31, 1977 signed by Joseph Dorf, Secretary of Acme and Dorf which states the additional manufacturer's name is A&D Fire Door Corporation. That this corporation will now be manufacturing the approved Acme & Dorf  $\frac{3}{4}$  Kalamein fire window under their supervision at their factory location at 1135 Bronx River Avenue, Bronx, New York. The officers of the A&D Fire Door Corporation are: Dora Bienstock, President and Harry Bienstock, Secretary.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted April 9, 1946 and as amended May 24, 1955 under Calendar Number 494-45-SM be reopened and amended so as to show an additional manufacturer, namely, A&D Fire Door Corporation on condition that all uses and installations of the Fire resistive window shall comply with applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affi-



# MINUTES

davit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 506-45-SM

APPLICANT—Acme Steel Door Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—

For Applicant: Daniel D. Bleiberg.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

506-45-SM: Amendment to resolution so as to show a change of corporate name.

Acme Steel Door Corporation, Brooklyn, New York, requests that the resolution adopted July 9, 1946 under Calendar Number 506-45-SM be reopened and amended so as to show a change of corporate name.

PROPOSED USE:  $\frac{3}{4}$  hour double hung window.

DESCRIPTION: Originally, Acme Kalamein Door and Sash Company was approved with many other company names under Calendar Number 506-45-SM as Metal Door Associates for  $\frac{3}{4}$  hour double hung window. The metal door associates are no longer in existence. However, the company names approved under this Calendar Number are still operating and manufacturing the material as approved. The applicant requests that the corporate name be changed from Acme Kalamein Door and Sash Company to Acme Steel Door Corporation.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 9, 1946 under Calendar Number 506-45-SM be reopened and amended so as to show a change of corporate name from Acme Kalamein Door and Sash Company to Acme Steel Door Corporation on condition that all uses and installations of the double hung window shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 500-47-SM

APPLICANT—Acme and Dorf Metal Door Corporation, owner.

SUBJECT—Additional manufacturer.

APPEARANCES—

For Applicant: Daniel P. Bleiberg.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmation: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

500-47-SM: Amendment to resolution so as to show an additional manufacturer.

Acme and Dorf Metal Door Corporation, Bronx, New York, requests that the resolution adopted July 20, 1948 and as amended May 24, 1955 under Calendar Number 500-47-SM be reopened and amended so as to show an additional manufacturer.

PROPOSED USE: One and one half hour flush door.

DESCRIPTION: The applicant requests A and D Fire Door Corporation be added to this Calendar Number. The Board is in receipt of a letter dated October 31, 1977 signed by Joseph Dorf, Secretary of Acme and Dorf which states the additional manufacturer's name is A and D Fire Door Corporation. That this corporation will now be manufacturing the approved Acme and Dorf one and one half hour flush door under their supervision at their factory location at 1135 Bronx River Avenue, Bronx, New York. The officers of the A and D Fire Door Corporation are: Dora Bienstock, President and Harry Bienstock, Secretary.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 20, 1948 and as amended May 24, 1955 under Calendar Number 500-47-SM be reopened and amended so as to show an additional manufacturer, namely, A and D Fire Door Corporation on condition that all uses and installations of the one and one half hour flush door shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

500-47-SM

APPLICANT—Acme Steel Door Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—

For Applicant: Daniel D. Bleiberg.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
500-47-SM: Amendment to resolution so as to show a change of corporate name.

Acme Steel Door Corporation, Brooklyn, New York, requests that the resolution adopted July 20, 1948 and as amended May 24, 1955 under Calendar Number 500-47-SM be reopened and amended so as to show a change of corporate name.

PROPOSED USE: One and one half hour flush door.

DESCRIPTION: The applicant requests the corporate name be changed from Acme and Dorf Metal Door Corporation to Acme Steel Door Corporation.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 20, 1948 and as amended May 24, 1955 under Calendar Number 500-47-SM be reopened and amended so as to show a change of corporate name from Acme and Dorf Metal Door Corporation to Acme Steel Door Corporation. Also known as Acme Steel Partition Company, Incorporated on condition that all uses and installations of the one and one-half hour flush door shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

501-47-SM

APPLICANT—Acme Steel Door Corporation, owner.

SUBJECT—Change of corporate name.

APPEARANCES—

For Applicant: Daniel D. Bleiberg.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
501-47-SM: Amendment to resolution so as to show a change of corporate name.

Acme Steel Door Corporation, Brooklyn, New York, requests that the resolution adopted January 27, 1948 under Calendar Number 501-47-SM be reopened and amended so as to show a change of corporate name.

PROPOSED USE: Three hour T.C. door.

DESCRIPTION: The applicant requests the corporate name be changed from Acme Kalamein Door and Sash Company, Incorporated to Acme Steel Door Corporation.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted January 27, 1948 under Calendar Number 501-47-SM be reopened and amended so as to show a change of corporate name from Acme Kalamein Door and Sash Company, Incorporated to Acme Steel Door Corporation. Also known as Acme Steel Partition Company, Incorporated on condition that all uses and installations of the T.C. door shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

564-66-SM

APPLICANT—Dural Elevator Enclosure Company, Incorporated, owner.

SUBJECT—Change of owner-manufacturer.

APPEARANCES—Richard I. Pizenik, P.E.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
564-66-SM: Amendment to resolution so as to show a change of owner-manufacturer.



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Dural Elevator Enclosure Company, Incorporated, Long Island City, requests that the resolution adopted November 22, 1966 and as amended May 6, 1969 under Calendar Number 564-66-SM be reopened and amended so as to show a change of owner-manufacturer.

PROPOSED USE: One and one half opening protective assembly.

DESCRIPTION: There has been no change in the materials used nor in the method of manufacture of the door. The request is to show a change of owner-manufacturer.

Dural Elevator Enclosure Company, Incorporated has submitted an affidavit showing that they purchased all rights, assets, etc. from Sutton Industries Corporation and that the new corporate name is Dural Elevator Enclosure Company, Incorporated.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 22, 1966 and as amended May 6, 1969 under Calendar Number 564-66-SM be reopened and amended so as to show a change of owner-manufacturer, new owner-manufacturer being Dural Elevator Enclosure Company, Incorporated on condition that all uses and installations of the opening protective assembly shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 743-68-SA

APPLICANT—Electronics Corporation of America, owner.  
SUBJECT—Additional combustion control equipment.

### APPEARANCES—

For Applicant: J. A. Wagner.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
743-68-SA: Amendment to resolution to include additional combustion control equipment.

Electronics Corporation of America, Cambridge, Massachusetts, requested that the resolution adopted September 16, 1969 and amended April 11, 1972 under Calendar Number 743-68-SA be reopened and amended to include additional combustion control equipment.

PROPOSED USE: Combustion safety controls for fuel burning equipment.

DESCRIPTION: The Fireye controls monitor pilot and main flame of gas and light oil burning equipment with a gas discharge tube flame scanner sensitive to ultraviolet radiation. Among the electronic functions performed by the controls are preventing fuel flow when the pilot light is out, restarting a pilotless burner after flame failure, delaying the restarting of pilot light or pilotless burners after flame failure, purging a burner with unignited fuel with a fresh air flow line, and shutting down a burner after repeated flame failures. The model numbers of the controls, their associated combustion detectors, and the appropriate U. L. rated fuel groups are as follow:

| Controls                                              | Combustion Detectors                           | Group                                               |
|-------------------------------------------------------|------------------------------------------------|-----------------------------------------------------|
| 24CJ5, Models 5010, 5011 plus Part No. 60-1386 base   | 69NDI, Model 1000                              | 3D, 4D, 6 Gas                                       |
| 24CJ5, Model 5015A Code 20 plus Part No. 60-1386 base | 69NDI, Model 1000                              | 3D, 3H, 4D, 4H Gas                                  |
| 24CJ5, Model 5015A Code 23 plus Part No. 60-1386 base | 69NDI, Model 1000                              | 3D, 3E, 4D, 4E Gas                                  |
| 24CJ5, Model 5015A Code 20 plus Part No. 60-1386 base | 45AMI, Model 1000 or 45 CMI, Model 1000        | 3D, 3H, 4D, 4H                                      |
| 24CJ5, Model 5015A Code 23 plus Part No. 60-1386 base | 45AMI, Model 1000 or 45 CMI, Model 1000        | 3D, 3E, 4D, 4E, 9 Oil                               |
| 25CU6, Models 5062, 5063 plus Part No. 60-1386 base   | 45UV3 Model 1050 or Types UV-1, UV-3A, or UV-2 | 3D, 4D, 6 Gas<br>3D, 4D, 9 Oil                      |
| 25CU6 Model 5065A plus Part No. 60-1386 base          | UV-1A, -2, -6 or -7                            | 3D, 3E, 4D, 4E Gas or Oil<br>9 Oil                  |
| 25CU6 Model 5066A Code 20 plus Part No. 60-1386 base  | UV-1A, -2, -6 or -7                            | 3D, 4D Gas<br>3D, 3H, 4D, 4H Oil                    |
| 25CU6, Model 5066A Code 23 plus Part No. 60-1386 base | UV-1A, -2, -6, or -7                           | 3D, 3E, 4D, 4E Gas<br>3D, 3E, 4D, 4E 9 Oil          |
| 25CU6 Model RS-281 plus Part No. 61-3894 base         | UV-1A, -2, -6 or -7                            | 3D, 4D, 6 Gas<br>3D, 4D, 9 Oil<br>3C, 4C Gas or Oil |
| 25RU8, Model 4580 plus Part No. 60-1294 cabinet       | 45UV5, Model 1004 or 1005                      | 4, 9 Oil                                            |
| 25RU8, Model 6580 plus Part No. 60-1294 cabinet       | 45UV2, Model 1010                              | 3C, 4C Gas or Oil<br>4, 9 Oil                       |
| 26CF6 Models 5020, 5021 plus Part No. 60-1386 base    | 48PT2                                          | 3D, 4D, 6 Gas<br>3D, 4D, 9 Oil                      |
| 26CF6 Model 5022A plus Part No. 60-1386 base          | 48PT2                                          | 3D, 4D Gas<br>3D, 3E, 4D, 4E Gas or Oil<br>9 Oil    |
| 26CF6 Model 5023A Code 20 plus Part No. 60-1386 base  | 48PT2                                          | 3D, 3H, 4D, 4H Oil                                  |
| 26CF6, Model 5023A Code 23 plus Part No. 60-1386 base | 48PT2                                          | 3D, 3E, 4D, 4E Gas<br>3D, 3E, 4D, 4E, 9 Oil         |



# MINUTES

| Controls                                                                                                                | Combustion<br>Detectors                          | Group                                             | Controls                                                                                                                              | Combustion<br>Detectors                     | Group |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------|
| 26CF6, Model RC-3A1<br>Code 20 plus Part No.<br>61-3894 base                                                            | 48PT2                                            | 3D, 4D Gas<br>3D, 3H, 4D,<br>4H Oil               | UVM-3 plus Part No.<br>MT30-4, MT30-10,<br>MT60-10, MT90-4<br>or MT90-10 Timing<br>Card, plus Part No. 61-<br>3060 base               | UV-1, -1A, -2, 8A, 9 Oil; 3, 6<br>or -5 Gas |       |
| 26CF6, Model RC-3A1<br>Code 23 plus Part No.<br>61-3894 base                                                            | 48PT2                                            | 3D, 3E, 4D, 4E<br>Gas<br>3D, 3E, 4D, 4E,<br>9 Oil | UVM-3H plus Part No.<br>MT30-4, MT30-10,<br>MT60-10, MT90-4 or<br>MT90-10 Timing Card,<br>plus Part No. 61-3060<br>base<br>* Integral | UV-1, -1A, -2, 8A, 9 Oil; 3, 6<br>or -5 Gas |       |
| 26RJ8, Models 6160D,<br>6080D, CB-3D plus<br>Part No. 60-1294 cabi-<br>net                                              | 48PT1                                            | 3D, 3E, Gas<br>4D, 4E, Gas<br>or Oil; 4, 9<br>Oil |                                                                                                                                       |                                             |       |
| TFM-1D plus Part No.<br>61-3060 base                                                                                    | 45AM1, Model<br>1000 or 45<br>CM1, Model<br>1000 | 8 Oil; 6A Gas                                     |                                                                                                                                       |                                             |       |
| TFM-1D plus Part No.<br>61-3060 base                                                                                    | 69ND1, Model<br>1000                             | 6A Gas                                            |                                                                                                                                       |                                             |       |
| TFM-1F plus Part No.<br>61-3060 base                                                                                    | 45AM1, Model<br>1000 or<br>45CM1,<br>Model 1000  | 8 Oil                                             |                                                                                                                                       |                                             |       |
| TFM-2 plus Part No.<br>MT30-4, MT30-10,<br>MT60-10, MT90-4 or<br>MT90-10 Timing Card,<br>plus Part No. 61-3060<br>base  | 45AM1, Model<br>1000 or<br>45CM1,<br>Model 1000  | 8A Oil; 6 Gas                                     |                                                                                                                                       |                                             |       |
| TFM-2 plus Part No.<br>MT30-4, MT30-10,<br>MT60-10, MT90-4 or<br>MT90-10 Timing Card,<br>plus Part No. 61-3060<br>base  | 69ND1, Model<br>1000                             | 6 Gas                                             |                                                                                                                                       |                                             |       |
| TFM-3 plus Part No.<br>MT7-10 Timing Card,<br>plus Part No. 61-3060<br>base                                             | 45AM1, Model<br>1000 or<br>45CMI,<br>Model 1000  | 8A Oil                                            |                                                                                                                                       |                                             |       |
| TFM-3 plus Part No.<br>MT30-4, MT30-10,<br>MT60-10, MT90-4 or<br>MT90-10 Timing Card,<br>plus Part No. 61-3060<br>base  | 45AM1, Model<br>1000 or<br>45CMI,<br>Model 1000  | 8A Oil; 3, 6<br>Gas                               |                                                                                                                                       |                                             |       |
| TFM-3 plus Part No.<br>MT30-4, MT30-10,<br>MT60-10, MT90-4 or<br>MT90-10 Timing Card,<br>plus Part No. 61-3060<br>base  | 69ND1, Model<br>1000                             | 6 Gas                                             |                                                                                                                                       |                                             |       |
| UVM-1D plus Part No.<br>61-3060 base                                                                                    | UV-1, -1A, -2, 8 Oil; 6A Gas<br>or -5            |                                                   |                                                                                                                                       |                                             |       |
| UVM-1F plus Part No.<br>61-3060 base                                                                                    | UV-1, -1A, -2, 8 Oil<br>or -5                    |                                                   |                                                                                                                                       |                                             |       |
| UVM-2 plus Part No.<br>MT30-4, MT30-10,<br>MT60-10, MT90-4 or<br>MT90-10 Timing Card,<br>plus Part No. 61-3060<br>base  | UV-1, -1A, -2, 8A Oil; 6 Gas<br>or -5            |                                                   |                                                                                                                                       |                                             |       |
| UVM-2H plus Part No.<br>MT30-4, MT30-10,<br>MT60-10, MT90-4 or<br>MT90-10 Timing Card,<br>plus Part No. 61-3060<br>base | UV-1, -1A, -2, 8A Oil; 6 Gas<br>or -5            |                                                   |                                                                                                                                       |                                             |       |
| UVM-3 plus Part No.<br>MT7-10 Timing Card,<br>plus Part No. 61-3060<br>base                                             | UV-1, -1A, -2, 8A Oil<br>or -5                   |                                                   |                                                                                                                                       |                                             |       |

**Photoelectric switches: Open and enclosed.** Series 3000, Types 60-1480, -1490, -1491, -1492 for use only with plug-in control module Type 22DJ3 and Light source and receivers Type 40BA1 Models 1000, 1000L, Type 40BL4 Model 1000, Type 40CA4 Models 1000, 1000L, Type 47BN1 Models 1002, 1002L, 1003, 1003L, Type 47CN4 Models 1002, 1002L, 1003, 1003L.

**Photoelectric switches: Open and enclosed.** Series 4000, Types 60-1600, -1610 with plug-in control module Type 22DJ3, -J4, -J9 and Light source and receivers Type 40CA4 Model 4000, Type 47CN4 Models 4002, 4003, Type 40BY1 Model 4000, Type 42RC1 Models 4000, 4001, Type 47BU1 Model 400.

Model 4000.

Marking: Company name and type designation.

Photoelectric switch: Enclosed, Type 42RL1, Models 1006, 1009, 1010, 1013, 1015, 3000, 3002; Type 42RL2, Models 1000, 1003, 1005, 1006, 1008; Type 42RL9, Models 1000, 1004, 1005; Types 42RLL, -RLR, Model 4000; Type 42RLP, -RLU, Models 4000, 4003.

Printed wiring boards intended for use in electrical equipment.

Single layer code designation 1.

Marking: Company name or "PHOTOSWITCH" may or may not be in a circle divided by a lightning bolt "Fireye" in an oval with stylized lettering, "Firetron" with stylized lettering, "AUTOCHECK", "ECA" in a circle divided by a lightning bolt, "U-V-Eye" in an oval with stylized lettering, Photoswitch and ECA (combined logos) and Fireye and ECA (combined logos) followed by code designation.

| Safety Valves.                                                                                                                                                                                                                                                    | Model | Fluids          | Max. Temp. F<br>Ambient | F<br>Fluid |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------|-------------------------|------------|
| *81AB5, -5M, 81AC3,<br>-3M, 81AC4, -4M,<br>81AV12, -12M, 81-<br>AW10, -10M, 81AZ6,<br>-6M, 81AZ8, -8M,<br>81MB5, -5M, 81MC3,<br>-3M, 81MC4, -4M,<br>81MV12, -12M, 81-<br>MW10, -10M, 81MZ6,<br>-6M, 81MZ8, -8M                                                    |       | A, F, G, LP, 02 | 140                     | 140        |
| †81AB5B, -5MB, 81-<br>AC3B, -3MB, 81-<br>AC4B, -4MB, 81AV-<br>12B, -12MB, 81AW-<br>10B, -10MB, 81-<br>AZ6B, -6MB, 81AZ-<br>8B, -8MB, 81MB5B,<br>-5MB, 81MC3B, -3-<br>MB, 81MC4B, -4MB,<br>81MV-12-B, -12MB,<br>81MW10B, -10MB,<br>81MZ6B, -6MB, 81-<br>MZ8B, -8MB |       | A, F, G, LP, 02 | 125                     | 125        |



# MINUTES

|                                                                                                                          |                 |     |     |
|--------------------------------------------------------------------------------------------------------------------------|-----------------|-----|-----|
| **81AF4, -4M, 81AF5,<br>-5M, 81AH4M, 81-<br>AH5M, 81MF4, -4M,<br>81MF5, -5M, 81MH-<br>4M, 81MH5M                         | A, G, LP, 01-06 | 140 | 250 |
| **81MW16, -16M, 31-<br>MV24, -24M                                                                                        | A, G, LP        | 125 | 125 |
| *81AV24H, -24HM,<br>81AW16H, -16HM                                                                                       | A, G, LP        | 140 | 125 |
| †81AV24HB, -24HMB,<br>81AW16-HB, -16-<br>HMB                                                                             | A, G, LP        | 125 | 125 |
| *82AX10, -10M, 82AX-<br>12, -12M, 82AX16,<br>-16M, 82MX10, -10M,<br>82MX12, -12M, 82-<br>MX16, -16M                      | A, G, LP, 02    | 140 | 140 |
| †82AX10B, -10MB, 82-<br>AX12B, -12MB, 82-<br>AX16B, -16MB, 82-<br>MX10B, -10MB, 82-<br>MX12B, -12MB, 82-<br>MX16B, -16MB | A, G, LP, 02    | 125 | 125 |
| **83AX24, -24M,<br>83AY16, 16M                                                                                           | A, G, LP, 02    | 125 | 125 |

\* Designation suffixed 1 or 2, and may be suffixed D or S.

\*\* Designation suffixed 1, 2 or B, and may be suffixed D or S.

† May be suffixed D or S.

## Primary Safety Controls

Type 24C55, Models 5010, 5011, and Model 5015A Codes 20 or 23 with base 60-1386 or -1466; Type 25CU6, Models 5062, 5063, 5065A, and Model 5066A Codes 20 or 23 with base 60-1386 or -1466; Type 25CU6, Model RS-2RE with base 60-3894; Type 25DU4, Model 5060 plus Part No. 60-1386 or 1466 base; Type 26CF6, Models 5020, 5021, 5022A, and Model 5023A Codes 20 or 23 plus Part No. 60-1466 or base 60-1386; Type 26CF6, Model RC-3A1 Codes 20 or 23 plus Part No. 66-1473 or -3894 Type 26DF4, Model 5030 plus Part No. 60-1386 or -1466 base.

Type 25DU4, Model 5040 plus Type 51CQ1, Model 1006 push-button station.

Type 25RU8, Models 4580, 6580, with cabinet 60-1294 or Part No. 60-1287 mounting frame.

Type 25SU5, Models 1011, 4011, 4013 and 4018 with Type 51CQ1. Model 1006 pushbutton; Type 26SJ5, Model 6152 plus Part No. 60-1287 mounting frame or Part No. 60-1294 cabinet.

Type 26RJ8, Models 6160D, -6080D, CB-3D with cabinet 60-1294 or Part No. 60-1287 mounting frame.

Model MBD with 61-3358 or 61-3359 amplifier, Models MB1, MB2 master controls with or without 61-3380 auxiliary control(s) and 61-3358 or 61-3359 amplifiers.

Types TFM-1D, -1F, UVM-1D, -1F plus Part No. 61-3378 base; Types TFM2, -3, UVM-2, -3 plus Part No. MT7-10, MT30-4, MT30-10, MT60-10, MT90-4, MT90-10 timing card plus Part No. 61-3060 or 61-3378 base.

## Photoelectric Smoke Detectors

Heating and Cooling Appliance Accessory

Type 535E1, Model 1000

**INSPECTION AND TEST:** The controls have been tested and approved by Underwriters' Laboratories (Files MP1537, S1433, and MH10808).

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted September 16, 1969 and amended April 11, 1972 under Calendar Number 743-68-SA be reopened and amended to include the additional Fireye combustion safety controls for fuel burning equipment listed above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York and the original resolution and previous

amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 148-72-SA

**APPLICANT**—Purafil, Incorporated, owner.

**SUBJECT**—Additional air filters and change of corporate name.

## APPEARANCES—

For Applicant: Fred Loertscher.

**ACTION OF BOARD**—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

148-72-SA: Amendment to resolution to include additional air filters and change of corporate name.

Purafil, Incorporated, Chamblee, Georgia, requested that the resolution adopted April 25, 1972 under Calendar Number 148-72-SA be reopened and amended to include additional air filters and change of corporate name.

**PROPOSED USE:** Air filters.

**DESCRIPTION:** The change in corporate name is to Purafil, Incorporated from H. G. Burroughs and Associates, Incorporated.

The filters consist of 16 gauge steel frames and 24 gauge steel filtering modules. The modules contain pellets of Purafil, which is alumina impregnated with potassium permanganate. The Purafil modules reduce odors. The modules are available without the frames, as replacements for existing filters and for locations which are custom built to accommodate them. The filter numbers are as follow:

| No.    | Height<br>(in.) | Width<br>(in.) | Depth<br>(in.) | Lbs. of<br>Purafil | Nominal<br>Airflow<br>(cfm) |
|--------|-----------------|----------------|----------------|--------------------|-----------------------------|
| PC-12A | 12              | 24             | 9              | 30                 | 500                         |
| PC-22A | 24              | 24             | 9              | 60                 | 1000                        |
| PC-12D | 12              | 24             | 12             | 50                 | 500                         |
| PC-22D | 24              | 24             | 12             | 100                | 1000                        |
| PC-12C | 12              | 24             | 18             | 60                 | 1000                        |
| PC-22C | 24              | 24             | 18             | 120                | 2000                        |



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The module numbers are as follow :

| No.    | Height<br>(in.) | Width<br>(in.) | Depth<br>(in.) | Lbs. of<br>Purafil | Nominal<br>Airflow<br>(cfm) |
|--------|-----------------|----------------|----------------|--------------------|-----------------------------|
| PM-9   | 12              | 24             | 9              | 30                 | 500                         |
| PM-12D | 12              | 24             | 12             | 50                 | 400                         |
| PM-18  | 6               | 24             | 18             | 30                 | 500                         |

INSPECTION AND TEST: The filters have been tested and approved with Class 1 ratings by Underwriters' Laboratories (File No. R6280).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 25, 1972 under Calendar Number 148-72-SA be reopened and amended to include a change of corporate name, to Purafil, Incorporated and to include the additional air filters and air filtering media modules listed above, on the following conditions.

1. All uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

2. The filters shall not be used with any replacement filtering media which do not have a Class 1 rating from Underwriters' Laboratories.

3. The filters and modules shall be permanently labeled: "Approved, N.Y.C., B.S.A., Calendar Number 148-72-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 106-58-SA

APPLICANT—Janitrol, Division of Surface Combustion Corporation, owner.

SUBJECT—Revocation of gas fired conversion burners. Request of applicant.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Approval revoked.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the original approval was granted to the applicant on February 17, 1959; and

WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this appliance is no longer being manufactured.

*Resolved*, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

## 241-58-SA

APPLICANT—Janitrol, Division of Surface Combustion Corporation, owner.

SUBJECT—Revocation of gas fired winter air conditioners. Request of applicant.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Approval revoked.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the original approval was granted to the applicant on May 26, 1959; and

WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this appliance is no longer being manufactured.

*Resolved*, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

## 490-58-SA

APPLICANT—Janitrol, Division of Surface Combustion Corporation, owner.

SUBJECT—Revocation of oil fired conditioners. Request of applicant.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Approval revoked.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the original approval was granted to the applicant on October 21, 1958; and

WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this appliance is no longer being manufactured.

*Resolved*, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

## 280-63-SM

APPLICANT—Certain-Teed Products Corporation, owner.

SUBJECT—Revocation of G-B duct, round and rectangular—heating and air conditioning ductwork. Request of applicant.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Approval revoked.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the original approval was granted to the applicant on June 2, 1964; and

WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this material is no longer being manufactured.

*Resolved*, that the Board does hereby determine that the



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basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

## 823-77-SM

APPLICANT—Booth Fire Escape, Limited, owner.

SUBJECT—Evacuation system.

APPEARANCES—

For Applicant: Ronald Thomas.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

## 972-77-A

APPLICANT—Edward Lauria for Joseph Petersen, owner.

SUBJECT—Application December 16, 1977—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—1018 Huguenot Avenue, west side, 25 feet north of Desius Street, Block 6583, Lot 45, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 1, 1977, on Alt. Applic. #152/77, reads:

"The street giving access to the proposed building is not placed on the official map of the City of New York therefore:

A. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

B. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated December 1, 1977, acting on Alt. Applic. #152/77, Objections A and B be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "December 16, 1977", 1 sheet and that all laws, rules and regulations shall be complied with.

## 115-77-A

APPLICANT—Fr. Paul Kueynda for SS Cosmas and Damian Human Services Center, Incorporated, owner.

SUBJECT—Application March 2, 1977—filed pursuant to Section 36 of the General City Law and Section 230 of the New York City Charter re- street abutting building must be improved.

PREMISES AFFECTED—155 Bruckner Avenue, east side, 100 feet north of Forest Avenue, Block 1234, Lot 52, Mariner's Harbor, Borough of Staten Island.

APPEARANCES—

For Applicant: David Farber.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

## 887-77-A

APPLICANT—Alphonse J. Calvanico for W and Z Development Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Montreal Avenue, west side, 146.70 feet south of Clarke Avenue, Block 4470, Lot 58, Oakwood, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 888-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—96 Clarke Avenue, southwest corner of Montreal Avenue, Block 4470, Lot 52, Oakwood, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 889-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—100 Clarke Avenue, south side, 20.21 feet west of Montreal Avenue, Block 4470, Lot 50, Oakwood, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 890-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—104 Clarke Avenue, south side, 61.95 feet west of Montreal Avenue, Block 4470, Lot 48, Oakwood, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 891-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).



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PREMISES AFFECTED—108 Clarke Avenue, south side, 103.88 feet west of Montreal Avenue, Block 4470, Lot 46, Oakwood, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

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## 892-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—apeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—112 Clarke Avenue, south side, 144.49 feet west of Montreal Avenue, Block 4470, Lot 44, Oakwood, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

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## 893-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of Drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—118 Clarke Avenue, south side, 185.11 feet west of Montreal Avenue, Block 4470, Lot 42, Oakwood, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

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## 894-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—122 Clarke Avenue, south side, 225.74 feet west of Montreal Avenue, Block 4470, Lot 40, Oakwood, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

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## 931-77-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, owner.

SUBJECT—Application December 6, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—467 Stafford Avenue, north side, 220.00 feet east of Nippon Avenue, Block 6318, Lot 56, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

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## 953-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—151 McBaine Avenue, northeast corner of Maguire Avenue, Block 7028, Lot 36, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

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## 954-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—141 McBaine Avenue, north side, 114.94 feet east of Maguire Avenue, Block 7028, Lot 31, Woodrow, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

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## 955-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—131 McBaine Avenue, north side, 214.94 feet east of Maguire Avenue, Block 7028, Lot 26, Woodrow, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

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## 956-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—121 McBaine Avenue, north side, 314.94 feet east of Maguire Avenue, Block 7028, Lot 21, Woodrow, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

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## 957-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—111 McBaine Avenue, north side, 414.94 feet east of Maguire Avenue, Block 7028, Lot 16, Woodrow, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

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## 958-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).



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PREMISES AFFECTED—101 McBaine Avenue, north side, 207.84 feet east of Rossville Avenue, Block 7028, Lot 11, Woodrow, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

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## 959-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—91 McBaine Avenue, north side, 107.84 feet west of Rossville Avenue, Block 7028, Lot 6, Woodrow, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

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## 960-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—81 McBaine Avenue, northwest corner of Rossville Avenue, Block 7028, Lot 1, Woodrow, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

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## 16-78-A

APPLICANT—Peter J. Napolitano for Bayside Congregation Jehovah's Witnesses, Incorporated, owners.

SUBJECT—Application January 10, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—211-05 45th Road, northeast corner of 211th Street, Block 7313, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Peter J. Napolitano.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

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## 27-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—860 Lamont Avenue, southwest corner of Vernon Avenue, Block 6880, Lot 33, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

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## 28-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—870 Lamont Avenue, south side, 119.83 feet west of Vernon Avenue, Block 6880, Lot 28, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

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## 29-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—882 Lamont Avenue, west side, 219.83 feet west of Vernon Avenue, Block 6880, Lot 23, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

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## 30-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—892 Lamont Avenue, south side, 200 feet east of Foster Road, Block 6880, Lot 18, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

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## 31-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—900 Lamont Avenue, south side, 100 feet east of Foster Road, Block 6880, Lot 12, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

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## 32-78-A

APPLICANT—Leonard F. Rothkrug for Aetna Equities, Incorporated, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—956 Ionia Avenue, south side, 100 feet west of Foster Road, Block 6918, Lot 44, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

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## 33-78-A

APPLICANT—Leonard F. Rothkrug for Aetna Equities, Incorporated, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—966 Ionia Avenue, south side, 200 feet west of Foster Road, Block 6918, Lot 38, Huguenot, Borough of Staten Island.



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ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

## 34-78-A

APPLICANT—Leonard F. Rothkrug for Aetna Equities, Incorporated, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—980 Ionia Avenue, south side, 320 feet west of Foster Road, Block 6918, Lot 31, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

## 35-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—278 Ashland Avenue, southwest corner of Queensdale Avenue, Block 6864, Lot 23, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

## 36-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—275 Albourne Avenue, northwest corner of Queensdale Avenue, Block 6864, Lot 30, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

## 37-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—285 Albourne Avenue, north side, 154 feet of Queensdale Avenue, Block 6864, Lot 36, Huguenot, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

## 42-78-A

APPLICANT—John T. O'Hagan, Fire Commission.

OWNER OF PREMISES—City of New York Health & Hospitals Corporation.

SUBJECT—Application January 30, 1978—for Modification of Certificate of Occupancy #167338 re- Sprinkler System.

PREMISES AFFECTED—2601/79 Ocean Parkway, east side, 100 feet north of Shore Parkway, Block 7239, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lt. R. J. Ellis, Fire Dept.  
For Opposition: A. Korb.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 62-78-A

APPLICANT—Solomon Haselnuss for Cast Ten Ventures, Incorporation, Contract Vendee.

SUBJECT—Application February 8, 1978—appeal from a decision of the Borough Superintendent re- proposed cellar apartment.

PREMISES AFFECTED—361-365 Clinton Street, southeast corner of DeGraw Street, Block 333, Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Solomon Haselnuss.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 81-78-A

APPLICANT—Samuel J. Kisseloff for Lake Gold Realty Corporation, Contract Vendee.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- height, number of stories, and floor area for proposed converted dwelling is contrary to Multiple Dwelling Law.

PREMISES AFFECTED—175 East 73rd Street, north side, 155 feet west of 3rd Avenue, Block 1408, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel J. Kisseloff, Joseph Feingold and Scott Leisaer.

For Opposition: Robert E. Flahive CB #8, Paul D. Selver, Mrs. Watkins, Halina Rosenthal, Robert Greenstein and others.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

## 116-78-A

APPLICANT—Harry Soled for Rabbi Sholom Flam, owner.

SUBJECT—Application February 23, 1978—appeal from a decision of the Borough Superintendent re- proposed synagogue in the cellar of a two story frame dwelling.

PREMISES AFFECTED—957/959 Ocean Parkway, east side, 260 feet north of Avenue J, Block 6519, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision, hearing closed.

## 250-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—81 Forrestal Avenue, east side, 400.31 feet north of Van Allen Avenue, Block 5673, Lot 72, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 251-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.



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# MINUTES

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SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—85 Forrestal Avenue, east side, 360.23 feet north of Van Allen Avenue, Block 5673, Lot 70, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 252-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—89 Forrestal Avenue, east side, 320.15 feet north of Van Allen Avenue, Block 5673, Lot 68, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 253-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—93 Forrestal Avenue, east side, 280.07 feet north of Van Allen Avenue, Block 5673, Lot 66, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 254-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent—re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—97 Forrestal Avenue, East side, 240.00 feet North of Van Allen Avenue, Block 5673, Lot 64, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 255-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent—re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—101 Forrestal Avenue, East side, 200.00 feet North of Van Allen Avenue, Block 5673, Lot 62, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 256-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent—re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—105 Forrestal Avenue, East side, 160.00 feet North of Van Allen Avenue, Block 5673, Lot 60, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 257-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—109 Forrestal Avenue, east side, 120 feet north of Van Allen Avenue, Block 5673, Lot 58, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 258-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Forrestal Avenue, east side, 80 feet north of Van Allen Avenue, Block 5673, Lot 56, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 259-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—119 Forrestal Avenue, east side, 40 feet north of Van Allen Avenue, Block 5673, Lot 54, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 260-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—123 Forrestal Avenue, north-east corner of Van Allen Avenue, Block 5673, Lot 50, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 261-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—26 McArthur Avenue, west side, 519.39 feet north of Van Allen Avenue, Block 5673, Lot 20, Eltingville, Borough of Staten Island.



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# MINUTES

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ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 262-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 McArthur Avenue, west side, 479.31 feet north of Van Allen Avenue, Block 5673, Lot 22, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 263-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—34 McArthur Avenue, west side, 439.23 feet north of Van Allen Avenue, Block 5673, Lot 24, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 264-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 McArthur Avenue, west side, 399.15 feet north of Van Allen Avenue, Block 5673, Lot 26, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 265-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—42 McArthur Avenue, west side, 359.07 feet north of Van Allen Avenue, Block 5673, Lot 28, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 266-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—46 McArthur Avenue, west side, 318.99 feet north of Van Allen Avenue, Block 5673, Lot 30, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 267-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—50 McArthur Avenue, west side, 278.93 feet north of Van Allen Avenue, Block 5673, Lot 32, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 268-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—56 McArthur Avenue, west side, 207.53 feet north of Van Allen Avenue, Block 5673, Lot 36, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 269-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—62 McArthur Avenue, west side, 164.00 feet North of Van Allen Avenue, Block 5673, Lot 38, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 270-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—66 McArthur Avenue, west side, 124.00 feet North of Van Allen Avenue, Block 5673, Lot 40, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

## 271-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—70 McArthur Avenue, west side, 84.00 feet North of Van Allen Avenue, Block 5673, Lot 42, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.



# MINUTES

272-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent—re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—74 McArthur Avenue, west side, 44.00 feet North of Van Allen Avenue, Block 5673, Lot 44, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision, hearing closed.

Adjourned: 4:40 P.M.

ALAN D. GERSHUNY, *Executive Director*

## CORRECTIONS

### CORRECTION\*

The resolution adopted January 24, 1978 and printed in Bulletin No. 5, Volume LXIII under Calendar Number 291-77-A is hereby corrected to read as follows:

291-77-A

APPLICANT—Olivetti Corporation of America, owner.

SUBJECT—Application June 9, 1977—appeal from a decision of the Fire Commissioner re- transportation, sale and use in the City of New York of unapproved containers which store combustible and/or inflammable copying and developing fluid.

APPEARANCES—

For Applicant: Joseph A. Fallon.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 5

Negative: ..... 0

Absent: Commissioner Carroll ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 19, 1977, on Order #77-2817, reads:

"1. Discontinue transportation, sale and use in City of New York of unapproved combustible and/or inflammable copying and developing fluid used in copying machines unless a certificate of approval has been issued. C19-60.0, C19-63.0 Adm. Code.

2. Discontinue transportation, sale and use in City of New York of unapproved containers which store combustible and/or inflammable copying and developing fluid used in copying machines. C19-59.0, C19-62.0 Adm. Code."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

*Resolved*, that the order and decision of the Fire Commissioner, dated May 19, 1977, acting on order #77-2817 Objection Nos. 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "June 9, 1977", 1 sheet; that the modification shall apply to Copia Toner in 2½ Gallon DOT 2U Cube® container which sits in fiber board box only (unit of container and box described as a cubitainer); and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; in addition said label shall also include "Do Not stack cartons more than 10 high", "Do not remove plastic insert", and "In case of fire use only foam extinguishers", and that in all other respects all laws, rules and regulations applicable shall be complied with.

\* In the Resolved section the words "Copia Toner Fluid" have been corrected to read Copia Toner.

### CORRECTION\*

The resolution adopted February 21, 1978 under Calendar Number 792-77-A and printed in Volume LXIII, Bulletin No. 9, is hereby corrected to read as follows:

792-77-A

APPLICANT—Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Hunt General Premix", in 32 ounce round H.D./P.E. with an Aluminum Heat Seal, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: Glenn C. Knudsen.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated September 29, 1977, on Folder #122-3473, reads:

"We regret to inform you that your application to register your product 'Hunt General Premix' a Combustible Mixture with a flash point of 110°F (T.O.C.) in containers as follows: 32 ounce Round H.D./P.E. with a Aluminum Heat Seal is *Disapproved*. Such containers are not in compliance with our regulations to wit: Section C19-62.0.b of the New York City Administrative Code requires that containers of this type for Combustible Mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

*Resolved*, that the decision of the Fire Commissioner, dated September 29, 1977, acting on Folder Number 122-3473, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "October 26, 1977", 1 sheet; that the modification shall apply to "Hunt General Premix" only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; and that in all other respects, all laws, rules and regulations applicable shall be complied with.

\* In the subject section the word Chemical was corrected to read General.



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# BULLETIN

OF THE

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OF THE CITY OF NEW YORK

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No. 23

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TELEPHONE—566-5174.

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# CALENDAR

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**383-78-BZ**—B.M.—1153-67 York Avenue, 407-39 East 62nd Street, northwest corner, 420 East 63rd Street, Block 1457, Lot 17, Borough of Manhattan, Community Board #8M, Alt. #383/78. re- Occupancy of stores UG 6 in R10 dist., Cont. to Sec. 22-00 Z.R.

**384-78-BZ**—B.S.I.—82 Walters Avenue, south side, 160 feet east of Little Cloce Road, Block 681, Lot 186, Cloce Lake, Borough of Staten Island, Community Board #1S.I., N.B. #605/78, re- Proposed two family dwelling, rear yard, Con. to Sec. 23-47 Z.R.

**385-78-A**—B.Q.—63-18 54th Avenue, south side, 147.68 feet east of 63rd Street, Block 2366, Lot 95, Maspeth, Borough of Queens, N.B. #42/78, re- Three family dwelling, rear yard, Cont. to Sec. 26, paragraph 5 M.D.L.; side yards, Cont. to Sec. 26, paragraph 6, M.D.L.

**386-78-A**—B.S.I.—47 Burger Avenue, north side, 437.20 feet east of Richmond Road, Block 3290, Lot 66, Dongan Hills, Borough of Staten Island, N.B. #677/77. re- Re-instate building permit.

**387-78-A**—B.S.I.—9 McCormick Place, north side, 50.60 feet west of Parkinson Avenue, Block 3221, Lot 8, Grasmere, Borough of Staten Island, N.B. #409/78. re- Storm water disposal, Local Law #7.

**388-78-A**—B.S.I.—11 McCormick Place, north side, 80.60 feet west of Parkinson Avenue, Block 3221, Lot 10, Grasmere, Borough of Staten Island, N.B. #410/78. re- Storm water disposal, Local Law #7.

**389-78-A**—B.S.I.—15 McCormick Place, north side, 110.60 feet west of Parkinson Avenue, Block 3221, Lot 12, Grasmere Borough of Staten Island, N.B. #411/78. re- Storm water disposal, Local Law #7.

**390-78-A**—B.S.I.—19 McCormick Place, north side, 150.60 feet west of Parkinson Avenue, Block 3221, Lot 15, Grasmere, Borough of Staten Island, N.B. #412/78, re- Storm water disposal, Local Law #7.

**391-78-A**—B.S.I.—21 McCormick Place, north side, 175.60 feet west of Parkinson Avenue, Block 3221, Lot 16, Grasmere, Borough of Staten Island, N.B. #413/78. re- Storm water disposal, Local Law #7.

**392-78-A**—B.S.I.—25 McCormick Place, north side, 200.60 feet west of Parkinson Place, Block 3221, Lot 17, Grasmere, Borough of Staten Island, N.B. #414/78. re- Storm water disposal, Local Law #7.

**393-78-A**—B.S.I.—31 McCormick Place, north side, 240.60 feet west of Parkinson Avenue, Block 3221, Lot 19, Grasmere, Borough of Staten Island, N.B. #415/78. re- Storm water disposal, Local Law #7.

**394-78-SA**—One hour fire resistive non-combustible floor/ceiling assembly, manufactured by United States Gypsum Company. Appliance.

**395-78-SA**—4510 Annunciator Control System (fire alarm system), manufactured by ADT Company, Inc. Appliance.

**396-78-A**—B.Q.—167-43 148th Avenue, northwest corner of 175th Street, Block 13365, Lot 1, Jamaica, Borough of

Queens, Alt. #805/77. re- Storm water disposal, Local Law #7.

**397-78-A**—B.S.I.—1297 Arthur Kill Road, north side, 433.15 feet west of Woodrow Road, Block 5840, Lot 1, Annadale, Borough of Staten Island, Alt. #75/78. re- Section 36, building not fronting on a legal street, General City Law.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

**JUNE 27, 1978, 10:00 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 27, 1978, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:*

## SPECIAL ORDER CALENDAR

**989-77-BZ**

APPLICANT—Leo D. Fakler and Heywood Blaubeux for Joseph Cetra and Angelo Ianacci, owners.

SUBJECT—Application for consideration—to withdraw the application of December 23, 1977.

PREMISES AFFECTED—68-72 North Henry Street, east side, 50 feet south of Engert Avenue, Block 2729, Lot 20, Borough of Brooklyn.

**342-47-BZ**

APPLICANT—Jobino S. Cora, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 11, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7i and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office.

PREMISES AFFECTED—1085 Intervale Avenue, 864 East 167th Street, southwest corner and 1088 Hall Place, Block 2700, Lot 39, Borough of The Bronx. Community Board #2BX.

**800-52-BZ**

APPLICANT—Atkin and Gibson for Bruce Realty Company of New York, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7c of the Zoning Resolution, permitting in a retail and business use district, the addition of the selling and changing of oil to existing department store.

PREMISES AFFECTED—400 East Fordham Road, south side, from Webster Avenue to Park Avenue, 2506-2526 Webster Avenue and 4753-4791 Park Avenue, Block 3033, Lot 12, Borough of The Bronx. Community Board #6BX.

**625-73-BZ**

APPLICANT—Albert Melnick for Herbert Smith, Jr. and Gerald F. Smith, owners.

SUBJECT—Application for consideration—reopening for extension of time to obtain a Certificate of Occupancy which expired March 15, 1978—decision of the Borough Superintendent; previously granted on condition under



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# CALENDAR

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Section 11-413 of the Zoning Resolution, permitting in a C4-2 district, the change in use of an existing one story building previously before the Board from a public garage to a furniture warehouse.

**PREMISES AFFECTED**—95 Montgomery Avenue, east side, 470 feet north of Victory Boulevard, Block 16, Lot 25, Tomkinsville, Borough of Staten Island. Community Board #1S.I.

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## 789-76-A

**APPLICANT**—Leonard F. Rothkrug for Zolmar Realty Corporation and 12th Street Realty Associates, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 12, 1978—filed pursuant to Section 36(2) of the General City Law re- proposed accessory parking lot to waive the requirements that 12th Street be fully improved as a street; previously granted on condition.

**PREMISES AFFECTED**—12/40 12th Street and 21/45 13th Street, south side, 420.9 feet west of Second Avenue, Block 1025, Lot 1, Borough of Brooklyn.

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## 790-76-A

**APPLICANT**—Leonard F. Rothkrug for 12th Street Realty Associates, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 12, 1978—filed pursuant to Section 36(2) of the General City Law re- proposed accessory parking lot to waive the requirements that 13th Street be fully improved as a street; previously granted on condition.

**PREMISES AFFECTED**—40 13th Street, southeast corner of Hamilton Avenue, Block 1031, Lot 1, Borough of Brooklyn.

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## 309-63-A

**APPLICANT**—Edward S. Connell for Chemical Bank New York Trust Company, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired May 28, 1978—Appeal from a decision of the Borough Superintendent re- screen on exterior wall; previously granted on condition.

**PREMISES AFFECTED**—1934-1936 Broadway, 68 West 65th Street, southeast corner, Block 1117, Lots 61 and 62, Borough of Manhattan. Community Board #7M.

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## 181-71-A

**APPLICANT**—Walter T. Gorman for New York News, Incorporated, owner.

**SUBJECT**—Application for consideration—reopening for amendment of the resolution—Appeal from a decision of the Fire Commissioner re- storage of 4,000 gallon tanks contrary to the Administrative Code; previously granted on condition.

**PREMISES AFFECTED**—1 to 50 55th Avenue, southeast corner of 2nd Street, Block 1 and 11, Lot 1 and 1, Long Island City, Borough of Queens.

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## 77-73-BZ

**APPLICANT**—Leonard F. Rothkrug for 8301 Flatlands Avenue Corporation, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the erection of a one story building for use as retail stores with accessory parking in the open area.

**PREMISES AFFECTED**—8301-8309 Flatlands Avenue, 763-775 East 83rd Street, northeast corner, Block 8004, Lots 7 and 9, Borough of Brooklyn. Community Board #18BK.

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## 289-63-BZ

**APPLICANT**—Max Siegel Associates for Lerner Lex Operating Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired July 2, 1978—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C6-4 and R7-2 district, the use of transient parking for the unused and surplus tenants spaces in an existing multiple dwelling accessory garage.

**PREMISES AFFECTED**—150 East 61st Street, 775 Lexington Avenue, southeast corner, Block 1395, Lot 50, Borough of Manhattan. Community Board #8M.

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## 135-46-BZ

**APPLICANT**—Herman Kron for 3802 Avenue U Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7c of the Zoning Resolution, permitting in a business use district, the erection of a building on present existing gasoline service station (vacant) and proposed parking for more than five motor vehicles, minor repairs, brake testing and wheel alignment.

**PREMISES AFFECTED**—3802-3824 Avenue U and 2201-2211 East 38th Street, southeast corner, Block 8555, Lot 37, Borough of Brooklyn. Community Board #18BK.

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## ZONING CASES

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## 178-78-BZ

**APPLICANT**—Louis Lieberman for Mohar Construction Corp. owner.

**SUBJECT**—Application March 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that exceeds the permitted floor area ratio has less than the required open space ratio encroaches on the required front yard and has less than required accessory parking.

**PREMISES AFFECTED**—1465 59th Street, north side, 155 feet west of 15th Avenue, Block 5706, Lot 51, Borough of Brooklyn, Community Board #12BK.

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## 179-78-A

**APPLICANT**—Louis Lieberman for Mohar Construction Corporation, owner.

**SUBJECT**—Application March 9, 1978—appeal from a decision of the Borough Superintendent re- Provision of wheelchair ramp.

**PREMISES AFFECTED**—1465 59th Street, north side, 155 feet west of 15th Avenue, Block 5706, Lot 51, Borough of Brooklyn.

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## 180-78-BZ

**APPLICANT**—Louis Lieberman for Mohar Construction Corporation, owner.

**SUBJECT**—Application March 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story family dwelling that exceeds the permitted



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# CALENDAR

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floor area ratio has less than the required open space ratio, encroaches on the required front yard and has less than the required accessory parking.

PREMISES AFFECTED—1467 59th Street, north side, 133 feet west of 15th Avenue, Block 5706, Lot 50, Borough of Brooklyn. Community Board #12BK.

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## 181-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—appeal from a decision of the Borough Superintendent re- Provision of wheelchair ramp.

PREMISES AFFECTED—1471 59th Street, north side, 100 feet west of 15th Avenue, Block 5706, Lot 49, Borough of Brooklyn.

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## 182-78-BZ

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—1471 59th Street, north side, 100 feet west of 15th Avenue, Block 5706, Lot 49, Borough of Brooklyn. Community Board #12BK.

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## 183-78-A

APPLICANT—Louis Lieberman for Mohar Construction Corporation, owner.

SUBJECT—Application March 9, 1978—appeal from a decision of the Borough Superintendent re- provision of entrance accessible to individuals in wheelchairs.

PREMISES AFFECTED—1467 59th Street, north side, 133 feet west of 15th Avenue, Block 5706, Lot 50, Borough of Brooklyn.

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## 197-78-BZ

APPLICANT—Stephen B. Jacobs for Jeffry Gural, owner.

SUBJECT—Application March 21, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the conversion of a warehouse into a multiple dwelling with a store on the cellar level.

PREMISES AFFECTED—131-133 Perry Street, north side, 117 feet west of Greenwich Street, Block 633, Lot 28, Borough of Manhattan. Community Board #2M.

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## 234-78-BZ

APPLICANT—Dominick Salvati and Son for Laudberg Company, owner. Gatsby's, lessee.

SUBJECT—Application April 7, 1978—decision of the Borough Superintendent, under Section 73-241 of the Zoning Resolution, to permit in a C2-2 district, in an existing one story structure occupied with retail stores, the addition to the use of the restaurant portion to include cabaret.

PREMISES AFFECTED—3737 Nostrand Avenue, east side, 160 feet south of Avenue X, Block 7422, Lots 61 and 66, Borough of Brooklyn. Community Board #15BK.

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## 244-78-BZ

APPLICANT—Leonard F. Rothkrug for McAlphin Apartments Company, owner.

SUBJECT—Application April 10, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-6 and C5-2 district, the

conversion of the third floor through twenty-sixth floors of an existing hotel into a multiple dwelling that creates non-compliance in lot area per room.

PREMISES AFFECTED—1282/1300 Broadway (53 West 33rd Street) (46/60 West 34th Street), southwest corner of West 34th Street, Block 835, Lot 1, Borough of Manhattan. Community Board #5M.

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## 278-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman, Colin, et al for Madison 360 Company, Long-Term Lessee.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 and Section 666 of the New York City Charter, to permit in a C5-3 district, the erection of three additional stories on an existing eleven story commercial structure that creates non-compliance in floor area ratio and penetration of the sky exposure plane.

PREMISES AFFECTED—360 Madison Avenue and 19-27 East 45th Street, northwest corner, Block 1281, Lot 17, Borough of Manhattan. Community Board #5M.

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## 967-77-BZ

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-9 district, the amendment to a new building application that creates non-compliance in lot area per room.

PREMISES AFFECTED—301/303 East 83rd Street and 1602/1614 Second Avenue, northeast corner, Block 1546, Lots 1 and 50, Borough of Manhattan. Community Board #8M.

Laid over from May 23, 1978, for hearing.

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## 223-78-A

APPLICANT—Sheldon Lobel for Romford Realty Corporation, owner.

SUBJECT—Application April 4, 1978—appeal from a decision of the Borough Superintendent re- review and interpretation of zoning matter.

PREMISES AFFECTED—301-303 East 83rd Street, and 1614 Second Avenue, northeast corner of East 83rd Street and Second Avenue, Block 1546, Lot 1, and 50, Borough of Manhattan.

Laid over from May 23, 1978, for hearing.

ALAN D. GERSHUNY, *Executive Director*

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## JUNE 27, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 27, 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

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## 673-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent, re- proposed use of drywell for disposal of storm water (Local Law #7).

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## 674-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.







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# CALENDAR

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PREMISES AFFECTED—64 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 688-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—66 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 689-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—68 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 690-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—Appeal from a decision of the Borough Superintendent re- proposed use of drywell for disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 691-77-A

APPLICANT—Alphonse J. Calvanico for Anthony Raia, owner.

SUBJECT—Application October 25, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—72 Barb Street, northwest corner of Posen Street, Block 6225, Lot 47, Annadale, Borough of Staten Island.

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## 54-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1030 Ionia Avenue, southeast corner of Lenevar Avenue, Block 6918, Lot 12, Princes Bay, Borough of Staten Island.

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## 55-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1020 Ionia Avenue, south side, 89.42 feet east of Lenevar Avenue, Block 6918, Lot 12, Princes Bay, Borough of Staten Island.

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## 56-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1071 Edgegrove Avenue, northeast corner of Lenevar Avenue, Block 6918, Lot 1, Princes Bay, Borough of Staten Island.

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## 57-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1059 Edgegrove Avenue, north side, 115.52 feet east of Lenevar Avenue, Block 6918, Lot 94, Princes Bay, Borough of Staten Island.

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## 58-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—992 Ionia Avenue, south side, 389.42 feet east of Lenevar Avenue, Block 6918, Lot 27, Princes Bay, Borough of Staten Island.

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## 59-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Ro-Sal Estates, Inc., owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1029 Edgegrove Avenue, north side, 415.52 feet east of Lenevar Avenue, Block 6918, Lot 80, Princes Bay, Borough of Staten Island.

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## 92-78-A

APPLICANT—Alphonse J. Calvanico for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—453 Pennsylvania Avenue, west side, 24 feet south of Rockwell Avenue, Block 2998, Lot 21, Rosebank, Borough of Staten Island.

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## 93-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—457 Pennsylvania Avenue, west side, 46.00 feet south of Rockwell Avenue, Block 2998, Lot 22, Rosebank, Borough of Staten Island.



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# CALENDAR

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## 94-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—459 Pennsylvania Avenue, west side, 68.00 feet south of Rockwell Avenue, Block 2998, Lot 23, Borough of Staten Island.

## 95-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—463 Pennsylvania Avenue, west side, 90.00 feet south of Rockwell Avenue, Block 2998, Lot 26, Rosebank, Borough of Staten Island.

## 96-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Raymond Establishment, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—465 Pennsylvania Avenue, west side, 112.00 feet south of Rockwell Avenue, Block 2998, Lot 27, Rosebank, Borough of Staten Island.

## 157-78-A

APPLICANT—Grushkin and Oddo, Architects for Golestan Organization Ltd., owner.

SUBJECT—Application February 27, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—210 Melba Street, west side, 252 feet north of Westwood Avenue, Block 752, Lot 355, Wil- lowbrook, Borough of Staten Island.

## 158-78-A

APPLICANT—Grushkin and Oddo, Architects for Golestan Organization Ltd., owner.

SUBJECT—Application February 27, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—208 Melba Street, west side, 276 feet north of Westwood Avenue, Block 752, Lot 353, Willowbrook, Borough of Staten Island.

## 298-78-A

APPLICANT—Albert Melniker for Charles Matarese, owner.

SUBJECT—Application April 25, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—805 Pelton Avenue, east side, 100 feet north of Bard Avenue, Block 294, Lot 6, West New Brighton, Borough of Staten Island.

## 299-78-A

APPLICANT—Alphonse J. Calvanico for Joseph Piacen- tino, owner.

SUBJECT—Application April 25, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—133 Tallman Street, north side, 227.01 feet east of Barclay Avenue, Block 6382, Lot 63, Annadale, Borough of Staten Island.

## 300-78-A

APPLICANT—Alphonse J. Calvanico for Joseph Chion- chio, owner.

SUBJECT—Application April 25, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Pro- posed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—125 Tallman Street, north side, 307.01 feet east of Barclay Avenue, Block 6382, Lot 61, Annadale, Borough of Staten Island.

## 993-77-A

APPLICANT—Frank's Fuel, Incorporated, owner.

SUBJECT—Application December 27, 1977—appeal from a decision of the Fire Commissioner re- proposed use of oversized tank trucks bearing serial numbers 906234, 923160, 921917 and 71305 for transporting #4 and #5 fuel oil in New York City.

## 192-78-A

APPLICANT—Harry Soled for Cong. Chizuk Hadas, owner.

SUBJECT—Application March 16, 1978—appeal from a decision of the Borough Superintendent re- proposed synagogue.

PREMISES AFFECTED—1421 Avenue O, northwest corner of East 15th Street, Block 6752, Lot 48, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

JULY 5, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July 5, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## SPECIAL ORDER CALENDAR

### 168-49-BZ—Vol. II

APPLICANT—Millard Bresin for Power Test Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Super- intendent; previously granted on condition under Sections 7c and 7i of the Zoning Resolution, permitting in a busi- ness use district, the reconstruction and extension of exist- ing gasoline service station, including lubritorium, car washing, motor vehicle repairs, storage and sale of acces- sories, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1441 Westchester Avenue, northeast corner of the Bronx River Avenue, Block 3770, Lot 83, Borough of The Bronx. Community Board #9BX.



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# CALENDAR

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## 524-40-A

APPLICANT—Stanley H. Klein for Dr. I. Feigenbaum, contract vendee; Dr. B. Schaeffer, owner.

SUBJECT—Application for consideration—to reopen and amend the resolution—an appeal from a decision of the Borough Superintendent re-erection of a frame building within the fire limits; previously granted on condition.

PREMISES AFFECTED—80-04 190th Street, southwest corner of Union Turnpike, Block 7267, Lot 1, Jamaica Estates East, Borough of Queens.

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## 1387-61-BZ

APPLICANT—Charles M. Spindler Associates for Shell Oil Company, long term lessee; Skyway Service Station Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and Section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, storage room and the parking and storage of motor vehicles in the open area with a sign four feet beyond the building line.

PREMISES AFFECTED—300-330 East Houston Street, 1-7 Avenue B, northeast corner, Block 384, Lot 4, Borough of Manhattan. Community Board #3M.

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## 64-60-A

APPLICANT—Gerald M. Daub for Albert Topper, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 6, 1978—appeal from a decision of the Borough Superintendent re-change in use from beauty parlor to dental lab; previously granted on condition.

PREMISES AFFECTED—284 Third Avenue, west side, 25 feet north of East 22nd Street, Block 878, Lot 36, Borough of Manhattan.

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## 502-75-BZ

APPLICANT—Shael Shapiro for William Hahn and Charles Magistro, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete—expired June 15, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5A district, the conversion of a commercial building into joint living/work quarters for artists that exceed the floor area limitations per unit.

PREMISES AFFECTED—66 Wooster Street, west side, 125 feet south of Broome Street, Block 486, Lot 2, Borough of Manhattan. Community Board #2M.

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## 764-63-BZ

APPLICANT—Max Siegel Associates for Harridge House Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C5-2 and R8 district, the addition of transient parking limited to the unused and surplus tenants spaces in an existing multiple dwelling accessory garage.

PREMISES AFFECTED—222 East 58th Street, south side, 250 feet east of Third Avenue, 211-225 East 57th Street, Block 1331, Lot 7, Borough of Manhattan. Community Board #6M.

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## 284-55-BZ

APPLICANT—John J. Tricarico for Carl Messineo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—123 Bergen Street, north side, 75 feet west of Hoyt Street, Block 194, Lot 44, Borough of Brooklyn. Community Board #6BK notified April 25, 1978.

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## 303-26-BZ—Vol. IV

APPLICANT—Charles M. Spindler Associates for Hayson Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 19, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence and business use district, the lower or ground floor for the storage of paper cartons and the upper floor for the manufacture, storage and distribution of infants' quilts, blankets, pillows and office.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn. Community Board #7BK.

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## 70-52-BZ—Vol. II

APPLICANT—Stanley H. Klein for Lucy Mines, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 27, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and retail use district, the extension in use and area of existing parking and storage of motor vehicles.

PREMISES AFFECTED—88-34 to 88-38 161st Street, west side, 269 feet 2¾ inches north of 89th Avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens. Community Board #12Q.

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## 78-77-BZ

APPLICANT—Samuel H. Lindenbaum for Arwin East 74th Street Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-9 (R10) and R8 district, the erection of a 33 story mixed building that exceeds the permitted floor area ratio and tower coverage, has less than the required lot area per room and encroaches on the required district between building.

PREMISES AFFECTED—1422-1428 Second Avenue, 300-308 East 75th Street, southeast corner and 303-311 East 74th Street, Block 1440, Lots 2 and 3, Borough of Manhattan.

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## 204-74-BZ

APPLICANT—Samuel H. Lindenbaum for What Cheer Realty Company, owner.



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# CALENDAR

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**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired May 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-8 (R9) and R9 district, the erection of a 16 story mixed building that has less than the required lot area per room and without the required accessory parking.

**PREMISES AFFECTED**—241-249 East 28th Street and 501-511 Second Avenue, northeast corner, Block 909, Lots 25, 28 and 29, Borough of Manhattan.

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## 80-54-BZ—Vol. I

**APPLICANT**—Sheldon Lobel for Dryden Hotel Associates, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired June 28, 1978 and amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the conversion and use of present apartments on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

**PREMISES AFFECTED**—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan. Community Board #6M.

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## ZONING CASES

### 968-77-BZ

**APPLICANT**—Dominick T. Farruggio for Fred Reghia, owner.

**SUBJECT**—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R4 district, on a plot with less than the required lot area the erection of a two family dwelling that encroaches on the required side yard.

**PREMISES AFFECTED**—27 Manhattan Court, north side, 200 feet east of East 2nd Street, Block 7219, Lot 38, Borough of Brooklyn. Community Board #15BK.

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### 211-78-BZ

**APPLICANT**—Bachrach and Bloch for Young Israel of Staten Island, owner.

**SUBJECT**—Application March 31, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-2 district, the construction of an extension to a Community facility structure that encroaches on the required front and side yards and penetrate the sky exposure plane.

**PREMISES AFFECTED**—835 Forest Hills Road, southeast corner of Willowbrook Road, A.K.A. 15 Uxbridge Street, Block 1987, Lot 59, Willowbrook, Borough of Staten Island. Community Board #2S.I.

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### 245-78-BZ

**APPLICANT**—Leonard F. Rothkrug for Schatz Bros. Marine Center, Incorporation, owner.

**SUBJECT**—Application April 10, 1978—decision of the Borough Superintendent, under Section 73-25 of the Zoning Resolution, to permit in a C3 district, the enlargement in area and the change in use of an existing boat sales establishment into a boatel.

**PREMISES AFFECTED**—2725 Knapp Street, east side, 100 feet south of Voorhies Avenue, Block 8839, Lots 11, 14 and 53, Borough of Brooklyn. Community Board #15BK.

### 248-78-BZ

**APPLICANT**—McGee and Morsellino for Estate of Anna E. Pase, owner, Amoco Oil Company, lessee.

**SUBJECT**—Application April 11, 1978—decision of the Borough Superintendent, under Sections 11-412 and 72-21 of the Zoning Resolution, to permit in an R6 district, the rehabilitation and modernization of an existing automotive service station with accessory uses previously before the Board.

**PREMISES AFFECTED**—60-50 Woodhaven Boulevard, southwest corner of 60th Road, Block 2885, Lot 12, Rego Park, Borough of Queens. Community Board #4Q.

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### 277-78-BZ

**APPLICANT**—Samuel H. Lindenbaum of Rosenman Colin et al for Bowery Savings Bank, St. James Place, Incorporated, Iandor Realty Corporation, owner.

**SUBJECT**—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a R4 district, the construction and maintenance of an off-site accessory parking facility for a lork.

**PREMISES AFFECTED**—2228 Hendrickson Street, west side, 210 feet south of Avenue U, Block 8558, Lots 55, 57 and 59, Borough of Brooklyn. Community Board #18BK.

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### 290-78-BZ

**APPLICANT**—Weinberg and Kirshenbaum for Saul Rubinstein, owner, Odessa Restaurant, Incorporated, lessee.

**SUBJECT**—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district in an existing two story commercial structure, the change in use of the second floor from meeting room into a catering and cabaret establishment.

**PREMISES AFFECTED**—1113 to 1123 Brighton Beach Avenue, northwest corner of Brighton 14th Street, Block 8716, Lot 19, Borough of Brooklyn. Community Board #13BK.

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### 311-78-BZ

**APPLICANT**—Harold Herman for Solita N. Herman, Trustee.

**SUBJECT**—Application April 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R8 district, the construction of an additional floor to a proposed multiple dwelling previously before the Board that increases the degree of non-compliance in open space ratio, floor area ratio, lot area per room and penetration of the sky exposure plane.

**PREMISES AFFECTED**—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan. Community Board #8M.

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### 314-78-BZ

**APPLICANT**—Solomon Sheer for 704 Greenwich Associates, owner.

**SUBJECT**—Application May 1, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and conversion of an existing manufacturing and commercial structure into a multiple dwelling and joint living/working quarter.

**PREMISES AFFECTED**—704-712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan. Community Board #2M.



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# CALENDAR

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## 315-78-A

APPLICANT—Solomon Sheer for 704 Greenwich Associates, owner.

SUBJECT—Application May 1, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—704/712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

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JULY 5, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 5, 1978*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## 394-78-SM

APPLICANT—United States Gypsum Company—one hour fire rated non-combustion floor/ceiling assembly.

## 395-78-SA

APPLICANT—ADT, Incorporated—annunciator for fire alarm system.

## 401-78-SA

APPLICANT—Rusco American Bidet Corporation, a subsidiary of Rusco Industries, Incorporated—bidet.

## 409-78-SA

APPLICANT—The Bodine Company, Incorporated—standby, emergency lighting.

## 75-78-A

APPLICANT—The Frank D. Bower Company, owner.

SUBJECT—Application February 14, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Great Balls of Fire", in six (6) pound bag—two (2) ply fifty (50) pound kraft inner bag laminate cellophane and polyethylene, container not in compliance with the Administrative Code of the City of New York.

## 97-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Andrew Taranto, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—200 Kingdom Avenue, west side, 220.00 feet south of Eylandt Street, Block 6572, Lot 46, Huguenot, Borough of Staten Island.

## 101-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—268 Bennett Avenue, south side, 229.66 feet east of Lexa Place, Block 6324, Lot 95, Annadale, Borough of Staten Island.

## 102-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—278 Bennett Avenue, south side, 129.66 feet east of Lexa Place, Block 6324, Lot 90, Annadale, Borough of Staten Island.

## 103-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—290 Bennett Avenue, southeast corner of Lexa Place, Block 6324, Lot 84, Annadale, Borough of Staten Island.

## 104-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—75 Lexa Place, east side, 66.75 feet south Bennett Avenue, Block 6324, Lot 79, Annadale, Borough of Staten Island.

## 105-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Collyer Avenue, northeast corner of Lexa Place, Block 6324, Lot 75, Annadale, Borough of Staten Island.

## 106-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—105 Collyer Avenue, north side, 103.78 feet east of Lexa Place, Block 6324, Lot 67, Annadale, Borough of Staten Island.

## 107-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—93 Collyer Avenue, north side, 203.78 feet east of Lexa Place, Block 6324, Lot 62, Annadale, Borough of Staten Island.



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# CALENDAR

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## 109-78-A

APPLICANT—Albert Melniker, for 900 Huguenot Avenue, Incorporated, owner.

SUBJECT—Application February 22, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use of portion of frame building from residential to commercial partially located in the bed of a mapped street is contrary to Sec. C26-248.0(4) of the A.C. and Sec. 35 of the General City Law.

PREMISES AFFECTED—888 Huguenot Avenue, west side, 129.17 feet north of Amboy Road, Block 6815, Lot 58, Huguenot, Borough of Staten Island.

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## 166-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for David Reed, owner.

SUBJECT—Application March 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—139 Tallman Street, north side, 187.01 feet east of Barclay Avenue, Block 6382, Lot 67, Annadale, Borough of Staten Island.

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## 167-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Prestige Estates, Inc., owner.

SUBJECT—Application March 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—184 Tallman Street, south side, 100.20 feet west of Barclay Avenue, Block 6417, Lot 43, Annadale, Borough of Staten Island.

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## 168-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Prestige Estates, Inc., owner.

SUBJECT—Application March 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—194 Tallman Street, south side, 150.22 feet east of Lipsett Avenue, Block 6417, Lot 38, Annadale, Borough of Staten Island.

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## 175-78-A

APPLICANT—Nicholas J. Salvadeo for Staten Structures Incorporated, owner.

SUBJECT—Application March 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1547 Arthur Kill Road, north side, 2258 feet east of Arden Avenue, Block 5900, Lot 20, Huguenot, Borough of Staten Island.

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## 176-78-A

APPLICANT—Nicholas J. Salvadeo for Staten Structures Incorporated, owner.

SUBJECT—Application March 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1549 Arthur Kill Road, north side, 2258 feet east of Arden Avenue, Block 5900, Lot 20, Arthur Kill, Borough of Staten Island.

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## 177-78-A

APPLICANT—Nicholas J. Salvadeo for Staten Structures Incorporated, owner.

SUBJECT—Application March 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1551 Arthur Kill Road, north side, 2258 feet east of Arden Avenue, Block 5900, Lot 20, Huguenot, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*



# MINUTES

## REGULAR MEETING

WEDNESDAY MORNING, MAY 31, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 16, 1978, were approved as printed in the Bulletin of May 25, 1978, Volume 63, Number 21.

### 49-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 282 feet west of Todt Hill Road, Block 696, Lot 319, Castleton Corners, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”  
(N.B. 2330-72)

### 50-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3, General City Law, re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 96 feet west of Todt Hill Road, Block 696, Lot 310, Castleton Corners, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March

15, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”  
(N.B. 2333-72)

### 51-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3, General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 158 feet west of Todt Hill Road, Block 696, Lot 313, Castleton Corners, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”  
(N.B. 2334-72)

### 52-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 220 feet west of Todt Hill Road, Block 696, Lot 316, Castleton Corners, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”  
(N.B. 2335-72)



# MINUTES

## 53-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 344 feet west of Todt Hill Road, Block 696, Lot 322, Castleton Corners, Borough of Staten Island.

### APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2336-72)

## 54-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Bolivar Street, north side, 54.63 feet west of Service Road of Richmond Parkway, Block 696, Lot 190, Castleton Corners, Borough of Staten Island.

### APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2339-72)

## 55-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, south side, 232.78 feet west of Service Road of Richmond Parkway, Block 696, Lot 215, Castleton Corners, Borough of Staten Island.

### APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2341-72)

## 56-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, south side, 170.78 feet west of Service Road of Richmond Parkway, Block 696, Lot 218, Castleton Corners, Borough of Staten Island.

### APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2342-72)

## 57-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15,



# MINUTES

1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, south side, 110 feet west of Service Road of Richmond Parkway, Block 696, Lot 221, Castleton Corners, Borough of Staten Island.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”  
(N.B. 2343-72)

## 58-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Bolivar Street, north side, 11.63 feet west of Service Road of Richmond Parkway, Block 696, Lot 247, Castleton Corners, Borough of Staten Island.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”  
(N.B. 2345-72)

## 59-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 30 feet west of Service Road of Richmond Parkway, Block 696, Lot 240, Castleton Corners, Borough of Staten Island.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”  
(N.B. 2347-72)

## 60-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 150 feet west of Service Road of Richmond Parkway, Block 696, Lot 246, Castleton Corners, Borough of Staten Island.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”  
(N.B. 2349-72)

## 61-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 90 feet west of Service Road of Richmond Parkway, Block 696, Lot 243, Castleton Corners, Borough of Staten Island.



# MINUTES

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2348-72)

## 62-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 210 feet west of Service Road of Richmond Parkway, Block 696, Lot 249, Castleton Corners, Borough of Staten Island.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2350-72)

## 63-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete construction which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Croak Avenue, north side, 270 feet west of Service Road of Richmond Parkway, Block 696, Lot 252, Castleton Corners, Borough of Staten Island.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2351-72)

## 64-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, north side, 380 feet west of Service Road of Richmond Parkway, Block 696, Lot 277, Castleton Corners, Borough of Staten Island.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2352-72)

## 65-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 320 feet west of Service Road of Richmond Parkway, Block 696, Lot 280, Castleton Corners, Borough of Staten Island.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.



# MINUTES

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2353-72)

### 66-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 260 feet west of Service Road of Richmond Parkway, Block 696, Lot 283, Castleton Corners, Borough of Staten Island.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2354-72)

### 67-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 200 feet west of Service Road of Richmond Parkway, Block 696, Lot 286, Castleton Corners, Borough of Staten Island.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2355-72)

### 68-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street, south side, 140 feet west of Service Road of Richmond Parkway, Block 696, Lot 289, Castleton Corners, Borough of Staten Island.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2356-72)

### 69-73-A

APPLICANT—Albert Melniker for Townley Construction Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 15, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- building not fronting on a legal street; previously granted on condition.

PREMISES AFFECTED—Lincoln Street north side, 406 feet west of Todt Hill Road, Block 696, Lot 325, Castleton Corners, Borough of Staten Island.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2358-72)

## 132-77-BZ

APPLICANT—Dominick Salvati for Embassy Terrace Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 10, 1978 decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-3 district, the erection of an enlargement to the cellar and second floor of an existing catering establishment extending into the residence district that increase the degree of non-compliance in floor area ratio and the alteration to the parking area.

PREMISES AFFECTED—401 Avenue U, northeast corner of East 2nd Street, Block 7105, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Harriet Jacobs.

ACTION OF BOARD—application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 10, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 10, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(Alt. 1185-73)

## 236-77-BZ

APPLICANT—Leonard F. Rothkrug for Roman Catholic Diocese of Brooklyn, lessee; Rocklyn Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the erection of an eleven story multiple dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, lot area per room and accessory off-site parking and penetrates the sky exposure plane.

PREMISES AFFECTED—31-41 23rd Street, southeast corner of 31st Road, Block 568, Lot 12, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 60-77)

## 237-77-BZ

APPLICANT—Leonard F. Rothkrug for Roman Catholic Diocese of Brooklyn, lessee; Rocklyn Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-451 of the Zoning Resolution, permitting in an R6 district, the construction and maintenance of an accessory off-site parking facility for a multiple dwelling.

PREMISES AFFECTED—23-01 to 23-25 31st Road, northeast corner of 23rd Street, Block 569, Lot 11, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(Alt. 371-77)

## 374-76-A

APPLICANT—Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 26, 1977 and for amendment—appeal from a decision of the Fire Commissioner re- storage of bulk oil in company unmanned barges at Pier 98; previously granted on condition.

PREMISES AFFECTED—600 West 59th Street and 850 12th Avenue, west side, Pier 98, Dock properties, Blocks 1106 and 1109, Lots 1 and 1, Borough of Manhattan.

## APPEARANCES—

For Applicant: James T. Webb and Thomas Malinowski.  
For Administration: Lt. R. J. Ellis, Fire Dept.



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# MINUTES

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ACTION OF BOARD—Laid over to June 6, 1978, at 10 A.M., Special Order Calendar, for decision; applicant to submit letter.

## 22-52-BZ

APPLICANT—McGee and Morsellino for Harrington Walters, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 7, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the change in occupancy from sale and display of more than five motor vehicles, to permit the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—200-15 Northern Boulevard, 43-02 to 43-08 201st Street, northwest corner and 200-10 to 200-20 43rd Avenue, Block 6261, Lot 30, Flushing, Borough of Queens. Community Board #11Q.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for decision.

## 1148-65-BZ

APPLICANT—Charles M. Spindler Associates for Joseph and Lilly Caputo, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 73-211 of the Zoning Resolution, to permit in a C2-1 district, the erection and maintenance of an automotive service station with accessory uses.

PREMISES AFFECTED—1091 Hylan Boulevard, northwest corner of Steuben Street, Block 3229, Lot 63, Grasmere, Borough of Staten Island. Community Board #3S.I.

### APPEARANCES—

For Applicant: B. J. Amato.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., Special Order Calendar, for decision; applicant to file affidavit.

## 593-72-BZ

APPLICANT—Diffendale and Kubec for Richmond Memorial Hospital and Health Center, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 19, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the installation of an accessory sewage treatment plant for an existing hospital.

PREMISES AFFECTED—360 Segune Avenue, northwest corner of Kingsland Street, Block 6699, Lot 82, Princes Bay, Borough of Staten Island.

### APPEARANCES—

For Applicant: Peter W. Diffendale.

ACTION OF BOARD—Laid over to June 6, 1978, at 10 A.M., Special Order Calendar, for decision.

## 734-72-BZ

APPLICANT—Nicholas J. Salvadeo for Guido Passarelli, owner.

SUBJECT—Application for consideration—to reopen subject to regular procedure of Special Order Calendar—decision of the Borough Superintendent; previously granted on

condition under Section 11-412 of the Zoning Resolution, permitting in a C8-1 and R3-2 district, on a plot previously before the Board in conjunction with the erection of a two story commercial building, the reduction in the number of accessory parking spaces and located in the residence district.

PREMISES AFFECTED—1600 Hyland Boulevard, southeast corner of Raritan Avenue, Block 3372, Lots 1, 22, Dongan Hills, Borough of Staten Island.

### APPEARANCES—

For Applicant: Nicholas J. Salvadeo and Elias R. Marino.

ACTION OF BOARD—Laid over to June 6, 1978, at 10 A.M., Special Order Calendar, for decision.

## 577-74-BZ

APPLICANT—Sheldon Lobel for John T. Elsasser, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a two family dwelling that encroaches on the required side and rear yards.

PREMISES AFFECTED—62-25 65th Street, east side, 225 feet south of 62nd Avenue, Block 2773, Lot 27, Middle Village, Borough of Queens. Community Board #5Q.

### APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., Special Order Calendar, for decision; additional information.

## 578-74-BZ

APPLICANT—Sheldon Lobel for John T. Elsasser, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a two family dwelling that encroaches on the required rear yards.

PREMISES AFFECTED—62,27 65th Street, east side, 251.1 feet south of 62nd Avenue, Block 2773, Lot 26, Middle Village, Borough of Queens. Community Board #5Q.

### APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., Special Order Calendar, for decision; additional information.

## 579-74-BZ

APPLICANT—Sheldon Lobel for John T. Elsasser, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a two family dwelling that encroaches on the required side and rear yards.

PREMISES AFFECTED—62-29 65th Street, east side, 273.5 feet south of 62nd Avenue, Block 2773, Lot 25, Middle Village, Borough of Queens. Community Board #5Q.

### APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., Special Order Calendar, for decision; additional information.



# MINUTES

## 507-75-BZ

APPLICANT—Leonard F. Rothkrug for Sal-Jo. Homes, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 24, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 73-44 of the Zoning Resolution, permitting in a C1-2 district, the reduction in the number of accessory parking spaces for a proposed two story retail store and office building that will have entrances within 50 feet of intersecting streets.

PREMISES AFFECTED—2351 Hylan Boulevard, southwest corner of Bryant Avenue, Block 3644, Lot 62, New Dorp, Borough of Staten Island.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over from Special Order Calendar to 2 P.M., to be heard in conjunction with Calendar Number 159-78-A.

## 615-77-BZ

APPLICANT—Joseph B. Raia for Ludwig Comeforo, owner.

SUBJECT—Application September 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the conversion of an existing coal storage and garage establishment into an automobile repair shop with accessory parking in the open area.

PREMISES AFFECTED—107 Buel Avenue, northeast corner of North Railroad Avenue, Block 3530, Lot 81, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

### APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: Edward Prince.

ACTION OF BOARD—Laid over to June 6, 1978, at 10 A.M., for continued hearing at the request of the applicant.

## 828-77-BZ

APPLICANT—Sheldon Lobel for MTM Printing Company, Incorporated, owner.

SUBJECT—Application November 9, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a one story enlargement to an existing printing establishment that increases the degree of non-conformity.

PREMISES AFFECTED—23-21 College Point Boulevard, east side, 181.62 feet south of 23rd Avenue, Block 4226, Lot 17, College Point, Borough of Queens. Community Board #7Q.

### APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for continued hearing at the request of the applicant.

## 829-77-BZ

APPLICANT—Leonard F. Rothkrug for Joseph Palermo and Carmine Rozzo, owners, Jack LaLanne Staten Island Health Spa, Incorporated, lessee.

SUBJECT—Application November 9, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of a one story building for use as a physical culture establishment with accessory parking in open area.

PREMISES AFFECTED—1660 Richmond Avenue, west side, 143.54 feet north of Victory Boulevard, Block 2236, Lot 133, Bull's Head, Borough of Staten Island. Community Board #2S.I.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Henry Picciurri.

For Opposition: None.

For Administration: Nancy Rosan and Steven Stein, C.P.C.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for decision, hearing closed.

## 830-77-A

APPLICANT—Leonard F. Rothkrug for Joseph Palermo and Carmine Rozzo, owners, Jack LaLanne Staten Island Health Spa, Incorporated, lessee.

SUBJECT—Application November 9, 1977—filed pursuant to Section 36 of the General City Law re-proposed parking in the bed of a mapped street.

PREMISES AFFECTED—1660 Richmond Avenue, west side, 143.54 feet north of Victory Boulevard, Block 2236, Lot 133, Bull's Head, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for decision, hearing closed.

## 896-77-BZ

APPLICANT—Gunnar Olsen for CBS, Incorporated and NBC, Incorporated, owners.

SUBJECT—Application November 23, 1977—decision of the Department of Ports and Terminal, under Section 73-30 of the Zoning Resolution, to permit in an R3-2 district, on a plot designated as High Island, the installation of a radio tower.

PREMISES AFFECTED—550 King Avenue, east side, 1,200 feet north of Terrace Street, Block 5649, Lot 120, Borough of The Bronx. Community Board #10BX.

### APPEARANCES—

For Applicant: Gunnar Olsen, Jr., Joseph Horowitz and William J. McCarren.

For Opposition: None.

ACTION OF BOARD—Laid over to June 20, 1978, at 10 A.M., for decision, hearing closed.

## 928-77-BZ

APPLICANT—Leonard F. Rothkrug for Robert Ho Wong and Ping Shew Wong, owner, U-Haul Company of Metro New York, Incorporated, lessee.

SUBJECT—Application December 6, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a plot previously before the Board, the change in occupancy of an existing one story building from store into truck and trailer rental establishment with accessory motor repair and storage.

PREMISES AFFECTED—144-01 Liberty Avenue, north side, 99.33 feet east of Remington Street, Block 10020, Lot 137, Richmond Hill, Borough of Queens. Community Board #12Q.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug, John C. Wright, Jeff Weson, Neville Lewis, Pastor Calvin Green and Barbara Harris.

For Opposition: Victoria Balita, Percy Heren, Andrew Jenkins, June Briese, John McRae, Pastor Solomon Roberts, Archie Spigner, Frances Bennick and others.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for decision, hearing closed.



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# MINUTES

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## 929-77-BZ

APPLICANT—Dominick Salvati and Son for Phil Philips, owner.

SUBJECT—Application December 6, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the maintenance of a one story enlargement to a one family dwelling that increases the degree of non-compliance in floor area ratio and encroachment into the side yard.

PREMISES AFFECTED—1166 82nd Street, south side, 146.8 feet west of 12th Avenue, Block 6301, Lot 34, Borough of Brooklyn. Community Board #10BK.

### APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: None.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for decision, hearing closed.

## 987-77-BZ

APPLICANT—Harry Soled for Helen Green, owner.

SUBJECT—Application December 21, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story building for use as retail stores.

PREMISES AFFECTED—216-220 Ross Street, southwest corner of Williamsburgh Street West, Block 2188, Lot 26, Borough of Brooklyn. Community Board #1BK.

### APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for decision, hearing closed.

## 988-77-BZ

APPLICANT—Maxfield Blaubeux and Heywood Blaubeux for Wing Chim Lau and Carmen Lau, owners.

SUBJECT—Application December 23, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, on a corner lot the erection of a three story, three family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—548 Prospect Avenue and 1684/1690 10th Avenue, southwest corner, Block 871, Lot 37, Borough of Brooklyn. Community Board #7BK.

### APPEARANCES—

For Applicant: Heywood Blaubeux.

For Opposition: None.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for decision, hearing closed.

## 23-78-BZ

APPLICANT—Albert Melniker for Staten Island Savings Bank, owner.

SUBJECT—Application January 17, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C4-2 district, the change in use of an existing supermarket into a wholesale and warehouse establishment with an accessory loading berth within the rear yard.

PREMISES AFFECTED—59-69 Wright Street, north side, 562 feet east of Van Duzer Street, Block 521, Lot 53, Stapleton, Borough of Staten Island. Community Board #1S.I.

### APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for decision, hearing closed.

## 292-78-BZ

APPLICANT—David L. Sohn, Esq. for New York Telephone Company, owner.

SUBJECT—Application April 19, 1978—decision of the Borough Superintendent, under Section 73-65 of the Zoning Resolution, to permit in an R3-2 district, the erection of a second floor over an existing telephone exchange previously before the Board.

PREMISES AFFECTED—5180 Amboy Road, south side, 114.15 feet west of Philip Avenue, Block 6511, Lots 111, 120, Annadale, Borough of Staten Island. Community Board #3S.I.

### APPEARANCES—

For Applicant: David L. Sohn.

For Opposition: None.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., for decision, hearing closed.

## 558-77-BZ

APPLICANT—Samuel H. Lindenbaum of Roseman Colin et al. for Parlieb, Incorporated, Contract Vendee.

SUBJECT—Application August 19, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 CRT and C6-6 CRT district, the erection of a 46 story and penthouse mixed building that encroaches on the required tower setback and alternate front setback.

PREMISES AFFECTED—109-123 West 56th Street, north side, 150 feet west of Avenue of the Americas and 118 West 57th Street, Block 1009, Lots 19 and 43, Borough of Manhattan. Community Board #5M.

### APPEARANCES—

For Applicant: Francis R. Angelino.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

### THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## 895-77-BZ

APPLICANT—Harry Soled for Paolo and Maria Bennici, owners.

SUBJECT—Application November 23, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 and R6 district, the enlargement in area of an existing non-transient parking lot previously before the Board.

PREMISES AFFECTED—219-229 Union Street, north side, 114.6 feet east of Henry Street, Block 338, Lots 44, 46, 47 and 49, Borough of Brooklyn. Community Board #6BK.

### APPEARANCES—

For Applicant: Harry Soled and Paolo Bennici.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: Chairman Fossella, Commissioner Cincotta and Commissioner Wolf ..... 3  
Negative: Vice Chairman Agusta, Commissioner Carroll and Commissioner Walsh ..... 3



# MINUTES

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 21, 1978, after due notice by publication in the Bulletin; laid over to April 18, 1978; then to April 25, 1978; then to May 16, 1978; then to May 31, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated November 21, 1977, acting on amended Alt. Applic. #246/1954, reads:

"1. Proposed extension of public parking into lots #44, 46, and 47 is contrary to B.S.A. calendar #110-54 BZ.

2. Proposed public parking on lots #44, 46 and 47 in an R-6 zone is contrary to Zoning Resolution Section 22-00."

and

WHEREAS, the premises and surrounding area were personally inspected by a committee of 2 Members of the Board, being Vice Chairman Philip Agusta, a Registered Architect and Commissioner Stanley Wolf, a Registered Architect, on April 13, 1978; and

WHEREAS, Community Board #6, Borough of Brooklyn, recommended denial of this variance; and

WHEREAS, the Block Association representing Block 338 recommends denial; and

WHEREAS, public hearings were held here at the Board on April 18, 1978, April 25, 1978 and May 16, 1978 to accept testimony from all interested parties; and

WHEREAS, the applicant has failed to prove that these lots cannot be developed with a conforming use that will bring a reasonable return; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding(b) under Section 72-21 of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, dated November 21, 1977, acting on amended Alt. Applic. #246/1954, Objection Nos. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 923-77-BZ

APPLICANT—Larry Meltzer for Matthew J. Percia, owner.

SUBJECT—Application December 2, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story building for use as a manufacturing establishment.

PREMISES AFFECTED—1905 McDonald Avenue, east side, 104.55 $\frac{1}{2}$  feet south of Quentin Road, Block 6658, Lot 86, Borough of Brooklyn. Community Board #15BK.

## APPEARANCES—

For Applicant: Ronald Ogur.

For Opposition: Estelle Grotzky.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 16, 1978, after due notice by publication in the Bulletin; laid over to May 31, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated November 3, 1977, acting on N.B. Applic. #89/1977, reads:

"1. The proposed construction, within an R5 district, of a one story building to be occupied as a factory (Use Group #17) is contrary to Section 22-00 of the Zoning Resolution.

2. There are no bulk, parking, or loading regulations for manufacturing building in an R5 district and

this must be referred to the Board of Standards and Appeals."

and

WHEREAS, the premises and surrounding area were personally inspected by a committee of 2 Members of the Board, being Commissioner Agusta, a Registered Architect and Commissioner Cincotta, on May 17, 1978; and

WHEREAS, Community Board #15 has recommended approval of this variance; and

WHEREAS, a public hearing was held here at the Board on May 16, 1978 to accept testimony from all interested parties; and

WHEREAS, the elevated rapid transit line structure within McDonald Avenue discourages residential use on this lot; and

WHEREAS, McDonald Avenue is a major north-south vehicular thoroughfare for truck traffic; and

WHEREAS, the opposite side of McDonald Avenue is in a C8-2 district; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it *hereby is granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one-story building for use as a manufacturing establishment, *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received December 2, 1977", 5 sheets; *on further condition* that this variance shall be limited to a term of 15 years; that the uses be limited to manufacture of apparel or toer textile products, printing or publishing, assembly of electric and electronic equipment, assembly of metal and wood products with no paint spraying, plating or metal stamping; that the establishment be open only between the hours of 7:00 A.M. and 6:00 P.M. from Monday to Saturday and remain closed on Sunday; that loading and unloading shall be done within the building; that the rear wall be finished with matching faced brick; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 69-78-BZ

APPLICANT—Leonard F. Rothkrug for Rauch-Miller Corporation, owner, Summer Holding Corporation, Contract Vendee.

SUBJECT—Application February 13, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of a ten story hospital into a multiple dwelling that creates non-compliance in lot area per room, inner court dimensions and encroachment within the rear yard and on the minimum distance between windows and lot lines.

PREMISES AFFECTED—112-114 East 83rd Street, south side, 150 feet east of Park Avenue, Block 1511, Lot 65, Borough of Manhattan. Community Board #8M.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 16, 1978, after due notice by publication in the Bulletin; laid over to May 31, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated January 24, 1977, acting on Alt. Applic. #996/1977, reads:

"4. Proposed conversion from hospital residence is contrary to Section 23-223 Z.R. since it exceeds permitted number of zoning rooms.

5. Proposed conversion from hospital to residence is contrary to Section 23-861 Z.R. and 54-30 Z.R. since it does not provide 30' distance between windows and lot lines.

6. Proposed conversion from hospital to residence which does not have a 30' rear yard on 1st story is contrary to Section 54-30 and 23-47 Z.R.

7. Proposed conversion from hospital to residence which uses an inner court less than 1200 square feet for ventilation, is contrary to Section 54-30 and 23-851 Z.R.

8. Proposed conversion from hospital to residence which does not have proper sized yards and courts is contrary to Section 26 MDL."

and

WHEREAS, the premises and surrounding area were personally inspected by a committee of 2 Members of the Board, being Commissioner John J. Walsh, Professional Engineer and Commissioner Stanley Wolf, a Registered Architect, on April 27, 1978; and

WHEREAS, Community Board #8, Borough of Manhattan, has recommended approval; and

WHEREAS, a public hearing was held here at the Board on May 16, 1978 to accept testimony from all interested parties; and

WHEREAS, this building is now vacant after bankruptcy of the prior use; and

WHEREAS, there is no reasonable possibility that the development of the lot in strict conformity with the provisions of the Zoning Resolution will bring the owners a reasonable return; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of a ten-story hospital into a multiple dwelling that creates non-compliance in lot area per room, inner court dimension and encroachment within the rear yard and on the minimum distance between windows and lot lines *on condition* that all work shall substantially conform to drawings as they apply to the objections, above noted, filed with this application, marked "Received February 13, 1978", 21 sheets; *on further condition* that a smoke detection device be installed in each apartment in accordance with Article 7B of the Multiple Dwelling Law; that there shall be no living or sleeping in the cellar except for the superintendent; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 70-78-A

APPLICANT—Leonard F. Rothkrug for Rauch-Miller Corporation, owner, Summer Holding Corporation, Contract Vendee.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—112-114 East 83rd Street, south side, 150 feet east of Park Avenue, Block 1511, Lot 65, Borough of Manhattan.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 24, 1978, on Alt. Applic. #996/77, reads:

"8. Proposed conversion from hospital to residence which does not have proper sized yards and courts is contrary to Sec. 26 M.D.L."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 24, 1978, acting on Alt. Applic. #996/77, Objection No. 8, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 69-78-BZ; and that all laws, rules and regulations shall be complied with.

## 171-78-BZ

APPLICANT—Leonard M. Simon for Angelo Cestari, as Executor of the Estate of Amadeo Vilardi, G.J.G.P. Management, Incorporated, Contract vendee.

SUBJECT—Application March 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two story office building with accessory parking in the open area.

PREMISES AFFECTED—1535 Rockaway Parkway, east side, 155.75 feet south of Flatlands Avenue, Block 8205, Lots 22, 28, Borough of Brooklyn. Community Board #18BK.

## APPEARANCES—

For Applicant: Peter Silverman.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 9, 1978, after due notice by publication in the Bulletin; laid over to May 16, 1978; then to May 23, 1978; then to May 31, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated January 12, 1978, acting on N.B. Applic. #8/1978, reads:

"1. Proposed business, professional or government offices Use Group #6 is contrary to Section 22-00; not permitted as of right in residence use district (R-5)."

and

WHEREAS, the premises and surrounding area were personally inspected by a committee of 2 Members of the Board, being Vice Chairman Philip Agusta, a Registered Architect and Commissioner John Cincotta, on May 17, 1978; and



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# MINUTES

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WHEREAS, Community Board #18, Borough of Brooklyn recommends approval; and

WHEREAS, public hearings were held here at the Board on May 9, 1978, May 16, 1978 and May 23, 1978 to accept testimony from all interested parties; and

WHEREAS, this site is adjacent to a seven-story nursing home to the south; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two-story office building with accessory parking in the open area *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 7, 1978", 6 sheets; and "May 25, 1978", one sheet; *on further condition* that this variance shall be limited to a term of 15 years; that the variance will lapse with any change of ownership, occupancy or control; that the building shall be open during regular business hours; that rear and side parking lots shall be completely enclosed with fencing and gates which are to be locked after business hours, while Trochelmans Lane shall remain open and unobstructed at all times; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 1:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

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## REGULAR MEETING

WEDNESDAY AFTERNOON, MAY 31, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

**1-78-BZY**—B.S.I.—76 Ridgewood Avenue, Block 5507, Lot 184, N.B. #2218/74.

### APPEARANCES—

For Applicant: Jerome L. Grushkin and B. Randy Lee.  
For Administration: Steven Stein, CPC.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**2-78-BZY**—B.S.I.—80 Ridgewood Avenue, Block 5507, Lot 182, N.B. #2219/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**3-78-BZY**—B.S.I.—427 Getz Avenue, Block 5507, Lot 152, N.B. #2220/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**4-78-BZY**—B.S.I.—431 Getz Avenue, Block 5507, Lot 150, N.B. #2221/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**5-78-BZY**—B.S.I.—150 Ridgewood Avenue, Block 5513, Lot 128, N.B. #2222/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**6-78-BZY**—B.S.I.—102 Ridgewood Avenue, Block 5513, Lot 155, N.B. #2224/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**7-78-BZY**—B.S.I.—104 Ridgewood Avenue, Block 5513, Lot 154, N.B. #2225/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**8-78-BZY**—B.S.I.—124 Ridgewood Avenue, Block 5513, Lot 142, N.B. #2228/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**9-78-BZY**—B.S.I.—126 Ridgewood Avenue, Block 5513, Lot 142, N.B. #2228/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**10-78-BZY**—B.S.I.—132 Ridgewood Avenue, Block 5513, Lot 139, N.B. #2230/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**11-78-BZY**—B.S.I.—134 Ridgewood Avenue, Block 5513, Lot 138, N.B. #2231/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**12-78-BZY**—B.S.I.—136 Ridgewood Avenue, Block 5513, Lot 137, N.B. #2232/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**13-78-BZY**—B.S.I.—138 Ridgewood Avenue, Block 5513, Lot 136, N.B. #2233/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**14-78-BZY**—B.S.I.—405 Getz Avenue, Block 5513, Lot 92, N.B. #2234/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

**15-78-BZY**—B.S.I.—407 Getz Avenue, Block 5513, Lot 91, N.B. #2235/74.

**ACTION OF BOARD**—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.



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# MINUTES

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16-78-BZY—B.S.I.—409 Getz Avenue, Block 5513, Lot 89, N.B. #2236/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

17-78-BZY—B.S.I.—411 Getz Avenue, Block 5513, Lot 88, N.B. #2237/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

18-78-BZY—B.S.I.—415 Getz Avenue, Block 5513, Lot 87, N.B. #2238/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

19-78-BZY—B.S.I.—417 Getz Avenue, Block 5513, Lot 66, N.B. #2239/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

20-78-BZY—B.S.I.—373 Getz Avenue, Block 5513, Lot 107, N.B. #2240/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

21-78-BZY—B.S.I.—375 Getz Avenue, Block 5513, Lot 106, N.B. #2241/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

22-78-BZY—B.S.I.—379 Getz Avenue, Block 5513, Lot 105, N.B. #2242/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

23-78-BZY—B.S.I.—381 Getz Avenue, Block 5513, Lot 103, N.B. #2243/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

24-78-BZY—B.S.I.—383 Getz Avenue, Block 5513, Lot 102, N.B. #2244/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

25-78-BZY—B.S.I.—385 Getz Avenue, Block 5513, Lot 101, N.B. #2245/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

26-78-BZY—B.S.I.—70 Ridgewood Avenue, Block 5507, Lot 188, N.B. #2246/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

27-78-BZY—B.S.I.—74 Ridgewood Avenue, Block 5507, Lot 186, N.B. #2247/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

28-78-BZY—B.S.I.—152 Ridgewood Avenue, Block 5513, Lot 126, N.B. #2248/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

29-78-BZY—B.S.I.—154 Ridgewood Avenue, Block 5513, Lot 125, N.B. #2249/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

30-78-BZY—B.S.I.—156 Ridgewood Avenue, Block 5513, Lot 124, N.B. #2250/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

31-78-BZY—B.S.I.—158 Ridgewood Avenue, Block 5513, Lot 123, N.B. #2251/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

32-78-BZY—B.S.I.—435 Getz Avenue, Block 5507, Lot 148, N.B. #2252/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

33-78-BZY—B.S.I.—437 Getz Avenue, Block 5507, Lot 147, N.B. #2253/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

34-78-BZY—B.S.I.—389 Getz Avenue, Block 5513, Lot 98, N.B. #2254/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

35-78-BZY—B.S.I.—401 Getz Avenue, Block 5513, Lot 95, N.B. #2255/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

36-78-BZY—B.S.I.—385 Lamoka Avenue, Block 5513, Lot 84, N.B. #2256/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

37-78-BZY—B.S.I.—375 Lamoka Avenue, Block 5513, Lot 160, N.B. #2257/74.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing, additional information to be submitted.



# MINUTES

15-78-A

APPLICANT—Alphonse J. Calvanico for Charles Dazzo, owner.

SUBJECT—Application January 10, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1307 Arthur Kill Road, north side, 645.09 feet west of Woodrow Road, Block 5860, Lot 1, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1978, on N.B. Applic. #1519/76, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is permitted are located within 500 feet of the property is contrary to Section P110.2(c) RS-16 of the Administrative Code of the City of New York."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated January 5, 1978, acting on N.B. Applic. #1519/76 Objection Nos. 1A, B and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the entire lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that oil separators shall be provided as per regulations of the administrative code; that objection number 1A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked received "January 10, 1978", 3 sheets and that all laws, rules and regulations shall be complied with.

44-78-A

APPLICANT—Frank A. Vaccaro, P.E. for Townbridge Homes, Incorporated, owner.

SUBJECT—Application January 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Melhorn Road, northeast corner of Staten Island Blvd., Block 869, Lot 84, Castleton Corner, Borough of Staten Island.

APPEARANCES—

For Applicant: Carol Munafo.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 3, 1978, on N.B. Applic. #1133-77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which, developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property.

Therefore at least 50% of storm water falls on the subject property must be conveyed for disposal off-site per Reference Standards RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 3, 1978 acting on N.B. Applic. #1133-77 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner *on further condition* that the building shall substantially conform to drawings, marked "Received January 31, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

45-78-A

APPLICANT—Frank A. Vaccaro, P.E. for Townbridge Homes, Incorporated, owner.

SUBJECT—Application, January 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—512 Staten Island Blvd., Northwest corner of Tillman Street, Block 689, Lot 75, Castleton corners, Borough of Staten Island.

APPEARANCES—

For Applicant: Carol Munafo.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 3, 1978, on N.B. Applic. #1134/77, reads:



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"1. The proposed building represents more than one commencement within the last three years on a block which, developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property.

Therefore at least 50% of storm water falls on the subject property must be conveyed for disposal off-site per Reference Standards RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 3, 1978, acting on N.B. Applic. #1134/77 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received January 31, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 46-78-A

APPLICANT—Frank A. Vaccaro, P.E. for Townbridge Homes, Incorporated, owner.

SUBJECT—Application January 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—207 Melhorn Road, southeast corner of Fine Blvd., Block 689, Lot 63, Borough of Staten Island.

### APPEARANCES—

For Applicant: Carol Munafo.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 3, 1978 on N.B. Applic. #1136/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which, developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property.

Therefore at least 50% of storm water falls on the subject property must be conveyed for disposal off-site per Reference Standards RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 3, 1978, acting on N.B. Applic. #1136/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain

3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received January 31, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 47-78-A

APPLICANT—Frank A. Vaccaro, P.E. for Townbridge Homes, Incorporated, owner.

SUBJECT—Application January 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—92 Fine Blvd., southwest corner of Tillman Street, Block 689, Lot 66, Borough of Staten Island.

### APPEARANCES—

For Applicant: Carol Munafo.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 3, 1978, on N.B. Applic. #1135/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which, developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property.

Therefore at least 50% of storm water falls on the subject property must be conveyed for disposal off-site per Reference Standards RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 3, 1978, acting on N.B. Applic. #1135/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the drywells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the drywells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the drywell will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received January 31, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 184-78-A

APPLICANT—Jerome L. Grushkin for M.M.H. Builders, owner.



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SUBJECT—Application March 10, 1978—appeal from a decision of the Borough Superintendent re- proposed use of splash blocks draining for disposal of storm water (Local Law #7).

PREMISES AFFECTED—2219 Clove Road, southeast corner of Windermere Road, Block 3226, Lot 17, Grasmere, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 10, 1978, on N.B. Applic. #1155/76, reads:

"1. Proposed revision to the previously approved plans proposing installation of splash blocks draining to Camerons Lake in lieu of drywells for disposal of storm water on a lot located in a block which has an area not exceeding four acres and which has been developed with buildings on at least 75% of the lots in such block is contrary to Sec. P110.2(c)(1)(B) of RS-16.

NOTE: Proposed revision is also contrary to reconsideration granted by Borough Superintendent on April 4, 1977."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the order and decision of the Borough Superintendent, dated March 10, 1978, acting on N.B. Applic. #1155/76, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the lot be fully sodded; and *on further condition* that the building and storm water run off shall substantially conform to drawings marked, received "March 10, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 185-78-A

APPLICANT—Jerome L. Grushkin for M.M.H. Builders, owner.

SUBJECT—Application March 10, 1978—appeal from a decision of the Borough Superintendent re- proposed use of splash blocks draining for disposal of storm water (Local Law #7).

PREMISES AFFECTED—2223 Clove Road, east side, 23.21 feet south of Windermere Road, Block 3226, Lot 15, Grasmere, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 10, 1978, on N.B. Applic. #1154/76, reads:

"1. Proposed revision to the previously approved plans proposing installation of splash blocks draining to Camerons Lake in lieu of drywells for disposal of storm water on a lot located in a block which has an area not exceeding four acres and which has been developed with buildings on at least 75% of the lots in such block is contrary to Sec. P110.2(c)(1)(B) of RS-16.

NOTE: Proposed revision is also contrary to reconsideration granted by Borough Superintendent on April 4, 1977."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the order and decision of the Borough Superintendent, dated March 10, 1978 acting on N.B. Applic. #1154/76 Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is granted on condition that the lot be fully sodded; and *on further condition* that the building and storm water run off shall substantially conform to drawings, marked "Received March 10, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 652-77-A

APPLICANT—Charles Rizzo for Herman's Sporting Goods, owner.

SUBJECT—Application October 3, 1977—appeal from a decision of the Fire Commissioner re- storage of propane cylinders.

PREMISES AFFECTED—135/139 West 42nd Street, north side, 187.10 feet east of Broadway, Block 995, Lot 15, Borough of Manhattan.

## APPEARANCES—

For Applicant: None.

For Administration: Lt. R. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated January 6, 1976, and September 28, 1977, on V.O. #76-0737, reads:

"The Administrative Code Section C19-38.0.5. prohibits the storage of ammunition where other materials of a highly inflammable nature are stored and kept for sale.

1. You are therefore ordered to discontinue the storage of the storage of propane so that your forthwith, permit to store ammunition may continue in effect. C19-11.0 Adm. Code & C19.90.0 Subdivision 13, Adm. Code.

NOTE: This refers to all propane cylinders used in camping stoves and lights manufactured by primuscoleman and benzomatic."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that a letter of the Fire Commissioner, dated January 6, 1976 and September 28, 1977 acting on V.O. #76-0737 Objection No. 1 be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that all exits remain free, clear and unobstructed; that there be no storage in the stairwells; and *on further conditions* that the building shall substantially conform to drawings, marked "Received May 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 847-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use



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of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—16 Fillmore Avenue, west side, 92.68 feet north of Willowbrook Road, Block 776, Lot 22, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1977, on N.B. Applic. #4957/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 14, 1977, acting on N.B. Applic. #4957/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 848-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Fillmore Avenue, west side, 115.18 feet north of Willowbrook Road, Block 776, Lot 20, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decisions of the Borough Superintendent, dated November 14, 1977, on N.B. Applic. #4958/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 14, 1977, acting on N.B. Applic. #4958/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 849-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—10 Fillmore Avenue, west side, 137.68 feet north of Willowbrook Road, Block 776, Lot 19, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1977, on N.B. Applic. #4959/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 14, 1977, acting on N.B. Applic. #4959/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be veri-



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fied by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 850-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—8 Fillmore Avenue, west side, 160.18 feet north of Willowbrook Road, Block 776, Lot 18, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1977, on N.B. Applic. #4960/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 14, 1977, acting on N.B. Applic. #4960/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 851-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—6 Fillmore Avenue, west side, 182.68 feet north of Willowbrook Road, Block 776, Lot 16, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1977, on N.B. Applic. #4961/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 14, 1977, acting on N.B. Applic. #4961/74, Objection No. 1, be and it hereby is *modified* and that the appeal and be it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 852-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4 Fillmore Avenue, west side, 205.18 feet north of Willowbrook Road, Block 776, Lot 15, Willowbrook, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1977, on N.B. Applic. #4962/74, reads:



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"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 14, 1977, acting on N.B. Applic. #4962/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 853-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—3 Fillmore Avenue, north side, 254.85 feet north of Willowbrook Road, Block 776, Lot 13, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1977, on N.B. Applic. #4963/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 14, 1977, acting on N.B. Applic. #4963/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be

verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 854-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—5 Fillmore Avenue, north side, 220.34 feet north of Willowbrook Road, Block 776, Lot 11, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1977, on N.B. Applic. #4964/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 14, 1977, acting on N.B. Applic. #4964/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 855-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.



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SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—9 Fillmore Avenue, east side, 146.00 feet north of Willowbrook Road, Block 776, Lot 8, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1977, on N.B. Applic. #4965/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 14, 1977, acting on N.B. Applic. #4965/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 856-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—11 Fillmore Avenue, east side, 120.00 feet north of Wollowbrook Road, Block 776, Lot 6, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1977, on N.B. Applic. #4966/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 14, 1977, acting on N.B. Applic. #4966/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 857-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—305 Kell Avenue, east side, 111.88 feet South of Westwood Avenue, Block 776, Lot 73, Willowbrook, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 3, 1977, on N.B. Applic. #1094/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 3, 1977, acting on N.B. Applic. #1094/77, Objection No. 1 be and it hereby is *modified* and that the



# MINUTES

appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 858-77-A

APPLICANT—Jerome L. Grushkin for Murray Berman Associates, Incorporated, owner.

SUBJECT—Application November 15, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—307 Kell Avenue, east side, 135.88 feet south of Westwood Avenue, Block 776, Lot 71, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 3, 1977, on N.B. Applic. #1095/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 3, 1977, acting on N.B. Applic. #1095/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry well will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received November 15, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 654-77-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application October 7, 1977—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to self service gasoline service station.

PREMISES AFFECTED—1527 Bedford Avenue and 656 to 668 Lincoln Place, southeast corner, Block 1260, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to June 13, 1978, at 2 P.M., for decision; hearing closed.

## 696-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—243 Eylandt Street, north side, 195 feet west of Lipsett Avenue, Block 6421, Lot 21, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Decision deferred to June 13, 1978 at 2 P.M., hearing closed.

## 697-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—239 Eylandt Street, north side, 150.00' west of Lipsett Avenue, Block 6421, Lot 16, Annadale, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to June 13, 1978, at 2 P.M., hearing closed.

## 698-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—233 Eylandt Street, north side, 100.00' west of Lipsett Avenue, Block 6421, Lot 12, Annadale, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to June 13, 1978, at 2 P.M., hearing closed.

## 699-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—160 Lipsett Avenue, northwest corner of Eylandt Street, Block 6421, Lot 9, Annadale, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to June 13, 1978, at 2 P.M., hearing closed.



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## 700-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—726 Tallman Street, southwest corner of Lipsett Avenue, Block 6321, Lot 1, Annadale, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to June 13, 1978, at 2 P.M., hearing closed.

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## 701-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—232 Tallman Street, south side, 80.00' west of Lipsett Avenue, Block 6421, Lot 78, Annadale, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to June 13, 1978, at 2 P.M., hearing closed.

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## 702-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—236 Tallman Street, west side, 160 feet west of Lipsett Avenue, Block 6421, Lot 74, Annadale, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to June 13, 1978, at 2 P.M., hearing closed.

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## 703-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—242 Tallman Street, south side, 240 feet west of Lipsett Avenue, Block 6421, Lot 68, Annadale, Borough of Staten Island.

ACTION OF BOARD—decision deferred to June 13, 1978, at 2 P.M., hearing closed.

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## 704-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—248 Tallman Street, south side, 320 feet west of Lipsett Avenue, Block 6421, Lot 62, Annadale, Borough of Staten Island.

ACTION OF BOARD—decision deferred to June 13, 1978, at 2 P.M., hearing closed.

## 705-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—256 Tallman Street, 400 feet west of Lipsett Avenue, Block 6421, Lot 57, Annadale, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to June 13, 1978, at 2 P.M., hearing closed.

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## 870-77-A

APPLICANT—D. L. Jefferson for Scott Graphics, owner.

SUBJECT—Application November 18, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "GAF 2507 Toner Premix", in 32 ounce Polyethylene bottle with plastic screw top, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to June 13, 1978, at 2 P.M., for decision; applicant to be notified.

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## 877-77-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—18 Ramona Avenue, southwest corner of Drumgoole Road West, Block 6286, Lot 45, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 878-77-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Ramona Avenue, south side, 200 feet east of Heenan Avenue, Block 6286, Lot 40, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 879-77-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—185 Heenan Avenue, southeast corner of Ramona Avenue, Block 6286, Lot 30, Annadale, Borough of Staten Island.



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ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 880-77-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—393 Lamont Avenue, north side, 100 feet east of Heenan Avenue, Block 6286, Lot 15, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 942-77-A

APPLICANT—McGee and Morsellino for Albion 55 Company, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—77-33 Queens Boulevard, northwest corner of Albion Avenue, Block 1536, Lot 101, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to June 13, 1978, at 2 P.M. for decision, hearing closed.

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## 943-77-A

APPLICANT—McGee and Morsellino for Anthony Heiss, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline station.

PREMISES AFFECTED—130 Bruckner Boulevard, south side, 75 feet east of Brook Avenue, Block 2260, Lot 4, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to June 13, 1978, at 2 P.M., hearing closed.

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## 944-77-A

APPLICANT—McGee and Morsellino for Rock Oil Company, Incorporated, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—120-128 West 145th Street, south side, 260 feet west of Lenox Avenue, Block 2013, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to June 13, 1978, at 2 P.M., hearing closed.

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## 986-77-A

APPLICANT—Redken Laboratories, Incorporated, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Fire Commissioner re- packaging of nail polish remover in 16 ounce, high density, polyethylene container with a cap made of phenolic material with a poly aluminum mylar liner, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, drop test to be submitted, hearing closed.

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## 993-77-A

APPLICANT—Frank's Fuel, Incorporated, owner.

SUBJECT—Application December 27, 1977—appeal from a decision of the Fire Commissioner re- proposed use of oversized tank trucks bearing serial numbers 906234, 923160 and 921917, 71305 for transporting #4 and #5 fuel oil in New York City.

APPEARANCES—

For Applicant: Vincent R. Rippa.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to June 27, 1978, at 2 P.M., for decision, hearing closed.

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## 19-78-A

APPLICANT—Hawkins, Delafield and Wood for S. C. Johnson and Son, Incorporated, owner.

SUBJECT—Application January 13, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Non-Aerosol Shout Laundry Soil & Stain Remover", in 22 ounce polyvinylchloride plastic vertically tapered; broad bottom with polyvinylchloride plastic top, container not in compliance with the regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: James P. O'Connor.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to June 6, 1978, at 2 P.M., for decision.

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## 24-78-A

APPLICANT—Albert Melniker for Craig Jones, owner.

SUBJECT—Application January 17, 1978—appeal from a decision of the Borough Superintendent re- proposed conversion of frame building from residential to commercial use.

PREMISES AFFECTED—706 Forest Avenue, south side, 92.12 feet east of North Burgher Avenue, Block 300, Lot 95, West Brighton, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred to June 6, 1978, at 2 P.M., hearing closed.

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## 48-78-A

APPLICANT—E. Lauria for Joseph Guido, owner.

SUBJECT—Application January 31, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street and proposed use of drywells for disposal of storm water (Local Law #7).



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PREMISES AFFECTED—152 Woodvale Avenue, west side, 173.40 feet south of Latourette Street, Block 6789, Lot 28, Princess Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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77-78-A

APPLICANT—Neil W. Talling for Chrysler Corporation, owner.

SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant—Part No. 4106784", in one (1) gallon oblong polyethelene with child proof polyporpelene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: Neil W. Talling.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision; hearing closed.

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78-78-A

APPLICANT—Neil W. Talling for Chrysler Corporation, owner.

SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant—Part No. 2932531", in one (1) gallon oblong polyethelene with child proof polyporpelene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: Neil W. Talling.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision; hearing closed.

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117-78-A

APPLICANT—Michael R. Zemsky for Salvador Giardina, owner.

SUBJECT—Application February 24, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—100 St. George Drive, south-west corner of Romer Road, Block 871, Lot 68, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Vincent Sena.

ACTION OF BOARD—Laid over to June 6, 1978, at 2 P.M., for decision; hearing closed.

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118-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—102 Ridgewood Avenue, west side, 107.46 feet north of Lamoka Avenue, Block 5513, Lot 155, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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119-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—104 Ridgewood Avenue, west side, 132.46 feet north of Lamoka Avenue, Block 5513, Lot 154, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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120-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—403 Getz Avenue, east side, 168.13 feet north of Lamoka Avenue, Block 5513, Lot 92, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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121-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—407 Getz Avenue, east side, 141.71 feet north of Lamoka Avenue, Block 5513, Lot 91, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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122-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—409 Getz Avenue, east side, 115.28 feet north of Lamoka Avenue, Block 5513, Lot 89, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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123-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—411 Getz Avenue, east side, 88.85 feet north of Lamoka Avenue, Block 5513, Lot 88, Eltingville, Borough of Staten Island.



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# MINUTES

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ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 124-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—415 Getz Avenue, east side, 62.43 feet north of Lamoka Avenue, Block 5513, Lot 87 Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 125-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—417 Getz Avenue, east side, 36.00 feet north of Lamoka Avenue, Block 5513, Lot 86, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 126-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—401 Getz Avenue, east side, 194.56 feet north of Lamoka Avenue, Block 5513, Lot 93, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 127-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—385 Lamoka Avenue, northeast corner of Getz Avenue, Block 5513, Lot 84, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 128-78-A

APPLICANT—Grushkin and Oddo, Architects, for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—375 Lamoka Avenue, northwest corner of Ridgewood Avenue, Block 5513, Lot 160, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 129-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—150 Ridgewood Avenue, west side, 93.00 feet south of Katan Avenue, Block 5513, Lot 128, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 130-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—156 Ridgewood Avenue, west side, 24 feet south of Katan Avenue, Block 5513, Lot 124, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 131-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—150 Ridgewood Avenue, southwest corner of Katan Avenue, Block 5513, Lot 123, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 132-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—152 Ridgewood Avenue, west side, 70.00 feet south of Katan Avenue, Block 5513, Lot 126, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 133-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—154 Ridgewood Avenue, west side, 47.00 feet south of Katan Avenue, Block 5513, Lot 125, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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# MINUTES

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## 134-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—120 Ridgewood Avenue, west side, 393.25 feet south of Katan Avenue, Block 5513, Lot 145, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision; hearing closed.

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## 135-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—122 Ridgewood Avenue, west side, 367.50 feet south of Katan Avenue, Block 5513, Lot 144, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for decision; hearing closed.

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## 136-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—124 Ridgewood Avenue, west side, 341.75 feet south of Katan Avenue, Block 5513, Lot 142, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 137-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—126 Ridgewood Avenue, west side, 316 feet south of Katan Avenue, Block 5513, Lot 140, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 138-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—132 Ridgewood Avenue, west side, 290.25 feet south of Katan Avenue, Block 5513, Lot 139, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

## 139-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—134 Ridgewood Avenue, west side, 264.50 feet south of Katan Avenue, Block 5513, Lot 138, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 140-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Ridgewood Avenue, west side, 238.75 feet south of Katan Avenue, Block 5513, Lot 137, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 141-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—138 Ridgewood Avenue, west side, 213 feet south of Katan Avenue, Block 5513, Lot 136, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 142-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—373 Getz Avenue, east side, 473.81 feet north of Lamoka Avenue, Block 5513, Lot 107, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 143-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—375 Getz Avenue, east side, 448.06 feet north of Lamoka Avenue, Block 5513, Lot 106, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.



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# MINUTES

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## 144-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—379 Getz Avenue, east side, 422.31 feet north of Lamoka Avenue, Block 5513, Lot 105, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 145-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the the disposal of storm water (Local Law #7).

PREMISES AFFECTED—381 Getz Avenue, east side, 396.56 feet north of Lamoka Avenue, Block 5513, Lot 103, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 146-78-A

APPLICANT—Grushkin and Oddo, Architects, for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—383 Getz Avenue, east side, 370.81 feet north of Lamoka Avenue, Block 5513, Lot 102, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 147-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—385 Getz Avenue, east side, 345.06 feet north of Lamoka Avenue, Block 5513, Lot 101, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 148-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—389 Getz Avenue, east side, 293.56 feet north of Lamoka Avenue, Block 5513, Lot 98, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

## 149-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—76 Ridgewood Avenue, west side, 42.00 feet south of Lamoka Avenue, Block 5507, Lot 184, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 150-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—80 Ridgewood Avenue, southwest corner of Lamoka Avenue, Block 5507, Lot 182, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 151-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—427 Getz Avenue, southeast corner of Lamoka Avenue, Block 5507, Lot 152, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 152-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—431 Getz Avenue, east side, 43.90 feet south of Lamoka Avenue, Block 5507, Lot 150, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 153-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Ridgewood Avenue, west side, 105.27 feet south of Lamoka Avenue, Block 5507, Lot 187, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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# MINUTES

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## 154-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Ridgewood Avenue, west side, 82.00 feet south of Lamoka Avenue, Block 5507, Lot 186, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 155-78-A

APPLICANT—Grushkin and Oddo, Architects, for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—435 Getz Avenue, east side, 83.90' south of Lamoka Avenue, Block 5507, Lot 148, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 156-78-A

APPLICANT—Grushkin and Oddo, Architects, for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—437 Getz Avenue, east side, 107.17' south of Lamoka Avenue, Block 5507, Lot 147, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for continued hearing.

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## 159-78-A

APPLICANT—Leonard F. Rothkrug for Sal-Jo Homes, Incorporated, owner.

SUBJECT—Application February 28, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2351 Hylan Boulevard, southwest corner of Bryant Avenue, Block 3644, Lot 62, New Dorp, Borough of Staten Island.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over from May 31, 1978, to June 20, 1978, at 10 A.M., Special Order Calendar, for decision.

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## 507-75-BZ

APPLICANT—Leonard F. Rothkrug for Sal-Jo Homes, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 24, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 73-44 of the Zoning Resolution, permitting in a C1-2 district, the reduction in the number of accessory parking spaces for a proposed two story retail store and office building that will have entrances within 50 feet of intersecting streets.

PREMISES AFFECTED—2351 Hylan Boulevard, southwest corner of Bryant Avenue, Block 3644, Lot 62, New Dorp, Borough of Staten Island.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over from May 31, 1978, to June 20, 1978, at 10 A.M., Special Order Calendar, for decision.

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## 198-78-A

APPLICANT—William S. Bannon for Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application March 21, 1978—appeal from a decision of the Fire Commissioner re- proposed installation of a 4.8 megawatt Fuel Cell Demonstrator Electric Generator.

PREMISES AFFECTED—813 East 15th Street, north side, 485 feet east of Avenue "C", Block 990, Lot 15, Borough of Manhattan.

## APPEARANCES—

For Applicant: Anthony G. Nappi.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to June 13, 1978, at 2 P.M., for hearing.

Adjourned: 3:45 P.M.

ALAN D. GERSHUNY, *Executive Director*



# CORRECTIONS

## CORRECTION\*

The resolution adopted November 29, 1977 under Calendar Number 68-75-BZ and printed in Bulletin No. 49, Volume LXII, is hereby corrected to read as follows:

68-75-BZ

APPLICANT—Sol Niego for Maurice Kanbar, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 15, 1977 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-2 and R6 district, the conversion of the second through the sixth floor of an existing six story building from lofts into apartments without the required rear yard and the minimum distance between windows and lot lines.

PREMISES AFFECTED—30, 32 and 34 West 13th Street, south side, 395.8 feet east of Sixth Avenue, Block 576, Lots 22 and 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Sol Niego, Doris Diether, C. B. #2 M., Charles Terry and Maurice A. Retchman.

ACTION OF BOARD—Application reopened and time extended to complete the work, and resolution amended.

THE VOTE—

Affirmative: Chairman Klein, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Fossella ... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1975, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 15, 1975 by adding thereto:

"that the apartments on the 2nd and 3rd floors shall be occupied by not more than 2 families and two unrelated individuals, substantially as shown on revised drawings of proposed conditions marked received Nov. 9, 1977", 6 sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; *on condition* that the building be occupied and owned by a cooperative ownership subject to the approval of the New York State Attorney General; and on further condition that:

"in the event that the present occupants, their heirs and survivors shall sell or otherwise vacate these floors, either (a) such floors shall be divided into separate dwelling units in conformity with the New York City Zoning Laws and the New York State Multiple Dwelling Law, as shown on plans *marked received* by this Board on June 19, 1975', 15 sheets and July 9, 1975', 6 sheets, or (b) such floor shall be sold to a single family or to not more than two families and two unrelated individuals who shall occupy the said floors in the same manner as the present occupants".

"Further, should the occupants of either floor at any time violate the provisions of the aforementioned amendments, the approval granted herein shall automatically terminate with respect to such floor, and the cooperative corporation shall be required to subdivide or sell such floor as provided in the aforementioned amendments to the proprietary lease.

"Further, that there shall be no roomers, boarders or lodgers permitted to occupy the second or third floors; that other than as herein amended, the resolution above cited shall be complied with in all respects". (Alt. 790-71 and Alt. 633-74)

\* In Resolved Section, on drawings of proposed conditions received Nov. 9, 1977, correction should read 6 sheets rather than 2 sheets.











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NEW

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

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No. 24

### DIRECTORY

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New  
York, N. Y. 10013.

TELEPHONE—566-5174.

### COURT DECISION

**Matter of Long Island Gasoline Retailers Ass'n., Inc. vs. The Board of Standards and Appeals**—On March 8, 1977, the Board approved the application based on an Appeal from a decision of the Borough Superintendent, re-proposed self-service gasoline service station, Calendar Number 589-76-A, premises affected 39-06 Northern Boulevard, southeast corner of 39th Street, Block 183, Lot 12, Long Island City, Borough of Queens.

At Appellate Division, Second Judicial Department, by Titone, J.P.; Suozzi, Margett and O'Connor, JJ.

"... In a proceeding to review determination of the Board of Standards and Appeals, which after hearing inter alia, permitted certain premises to be used as a self-service gasoline station, petitioners appeals from a judgment of the Supreme Court, Queens County, which denied the application and dismissed the proceeding. Judgment affirmed.

We agree with Special Term that petitioners lack standing, either in a proceeding pursuant to CPLR Article 78 and New York City Administrative Code Section 668e-1.0 or an action pursuant to Section 51 of the General Municipal Law. As to the former, petitioners failed to show sufficient interest to satisfy even the recent more liberalized standing requirements (Matter of Douglaston Civic Ass'n. v. Galvin). Regarding the latter, only one petitioner alleged that he was a taxpayer and he failed to show any illegal action on the part of the Board within the meaning of Section 51 of the General Municipal Law. Moreover, we hold that the Board's conditional approval of a self-service station is proper in view of Administrative Code Section C19-73.0 (subd. b, paragraph 2)."

(New York Law Journal, dated April 27, 1978, page 13)

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| 891-77-A  | 254-78-A | 52-78-A  |
| 892-77-A  | 255-78-A | 53-78-A  |
| 893-77-A  | 256-78-A | 66-78-A  |
| 894-77-A  | 257-78-A | 67-78-A  |
| 931-77-A  | 258-78-A | 77-78-A  |
| 953-77-A  | 259-78-A | 78-78-A  |
| 954-77-A  |          | 160-78-A |



# CALENDAR

## DOCKET

*New Cases filed up to June 6, 1978*

*Cal. No. Dept. Premises Affected*

**398-78-BM**—29 West 16th Street, north side, 324' east of Avenue of the Americas, 38 West 17th Street, Block 818, Lots 19 and 72, Borough of Manhattan, Community Board #5M, Alt. #1171/77. re- Proposed residential use (UG2) located in section fronting on West 17th Street, Cont. to Sec. 42-00 ZR; rear yard; windows, lot lines; floor area, zoning rooms.

**319-78-A**—BM—29 West 16th Street, north side, 324' east of Avenue of the Americas, 38 West 17th Street, Block 818, Lots 19, 72, Borough of Manhattan, Alt. #1171/77. re- Proposed living room windows Cont. to Sec. 277 (7) MDL.

**400-78-A**—BQ—148-18 New York Boulevard, northwest corner of 148th Road, Block 13379, Lot 36, Jamaica, Borough of Queens, NB #184/78. re- Storm water disposal, Local Law #7.

**401-78-SA**—Rusco American Bidet, manufactured by Rusco American Bidet Corporation. Appliance.

**402-78-A**—FD—Packaging of combustible mixture known as "STP Gas Treatment" in 8 ounce Barex 210 Polypropylene with P/S A66 Liner, not in compliance with the Administrative Code.

**403-78-A**—F.D.—Packaging of combustible mixture known as "STP Gas Treatment" in 12 ounce Barex 210 Polypropylene with P/S A66 Liner, not in compliance with the Administrative Code.

*New case inadvertently omitted April 25, 1978*

**297-78-BZ**—BQ—23-35 Bell Boulevard, east side, 210 feet south of 23rd Avenue, Block 5958, Lot 100, Bayside, Borough of Queens, Community Board #7Q, Alt. #199/78. re- Proposed beauty parlor UG6 in R5 Dist. Cont. to Sect. 22-00 ZR.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

**JULY 5, 1978, 10:00 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July 5, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## SPECIAL ORDER CALENDAR

**168-49-BZ—Vol. II**

**APPLICANT**—Millard Bresin for Power Test Corporation, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station, including lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—1441 Westchester Avenue, northeast corner of the Bronx River Avenue, Block 3770, Lot 83, Borough of The Bronx. Community Board #9BX.

**524-40-A**

**APPLICANT**—Stanley H. Klein for Dr. I. Feigenbaum, contract vendee; Dr. B. Schaeffer, owner.

**SUBJECT**—Application for consideration—to reopen and amend the resolution—an appeal from a decision of the Borough Superintendent re-erection of a frame building within the fire limits; previously granted on condition.

**PREMISES AFFECTED**—80-04 190th Street, southwest corner of Union Turnpike, Block 7267, Lot 1, Jamaica Estates East, Borough of Queens.

**1387-61-BZ**

**APPLICANT**—Charles M. Spindler Associates for Shell Oil Company, long term lessee; Skyway Service Station Incorporated, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and Section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage room and the parking and storage of motor vehicles in the open area with a sign four feet beyond the building line.

**PREMISES AFFECTED**—300-330 East Houston Street, 1-7 Avenue B, northeast corner, Block 384, Lot 4, Borough of Manhattan. Community Board #3M.

**64-60-A**

**APPLICANT**—Gerald M. Daub for Albert Topper, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired June 6, 1978—appeal from a decision of the Borough Superintendent re-change in use from beauty parlor to dental lab; previously granted on condition.

**PREMISES AFFECTED**—284 Third Avenue, west side, 25 feet north of East 22nd Street, Block 878, Lot 36, Borough of Manhattan.

**502-75-BZ**

**APPLICANT**—Shael Shapiro for William Hahn and Charles Magistro, owner.

**SUBJECT**—Application for consideration—request to waive the rules of procedure and extension of time to complete—expired June 15, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5A district, the conversion of a commercial building into joint living/work quarters for artists that exceed the floor area limitations per unit.

**PREMISES AFFECTED**—66 Wooster Street, west side, 125 feet south of Broome Street, Block 486, Lot 2, Borough of Manhattan. Community Board #2M.

**764-63-BZ**

**APPLICANT**—Max Siegel Associates for Harridge House Associates, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expires December 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C5-2 and R8 district, the addition of transient parking limited to the unused and surplus tenants spaces in an existing multiple dwelling accessory garage.



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# CALENDAR

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PREMISES AFFECTED—222 East 58th Street, south side, 250 feet east of Third Avenue, 211-225 East 57th Street, Block 1331, Lot 7, Borough of Manhattan. Community Board #6M.

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## 284-55-BZ

APPLICANT—John J. Tricarico for Carl Messineo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and local retail use district the parking and storage of motor vehicles.

PREMISES AFFECTED—123 Bergen Street, north side, 75 feet west of Hoyt Street, Block 194, Lot 44, Borough of Brooklyn. Community Board #6BK notified April 25, 1978.

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## 303-26-BZ—Vol. IV

APPLICANT—Charles M. Spindler Associates for Hayson Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 19, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence and business use district, the lower or ground floor for the storage of paper cartons and the upper floor for the manufacture, storage and distribution of infants' quilts, blankets, pillows and office.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn. Community Board #7BK.

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## 70-52-BZ—Vol. II

APPLICANT—Stanley H. Klein for Lucy Mines, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 27, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence and retail use district, the extension in use and area of existing parking and storage of motor vehicles.

PREMISES AFFECTED—88-34 to 88-38 161st Street, west side, 269 feet 2¾ inches north of 89th Avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens. Community Board #12Q.

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## 78-77-BZ

APPLICANT—Samuel H. Lindenbaum for Arwin East 74th Street Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-9 (R10) and R8 district, the erection of a 33 story mixed building that exceeds the permitted floor area ratio and tower coverage, has less than the required lot area per room and encroaches on the required district between building.

PREMISES AFFECTED—1422-1428 Second Avenue, 300-308 East 75th Street, southeast corner and 303-311 East 74th Street, Block 1440, Lots 2 and 3, Borough of Manhattan.

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## 204-74-BZ

APPLICANT—Samuel H. Lindenbaum for What Cheer Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-8 (R9) and R9 district, the erection of a 16 story mixed building that has less than the required lot area per room and without the required accessory parking.

PREMISES AFFECTED—241-249 East 28th Street and 501-511 Second Avenue, northeast corner, Block 909, Lots 25, 28 and 29, Borough of Manhattan.

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## 80-54-BZ—Vol. I

APPLICANT—Sheldon Lobel for Dryden Hotel Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 28, 1978 and amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the conversion and use of present apartments on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan. Community Board #6M.

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## ZONING CASES

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### 968-77-BZ

APPLICANT—Dominick T. Farruggio for Fred Reghia, owner.

SUBJECT—Application December 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R4 district, on a plot with less than the required lot area the erection of a two family dwelling that encroaches on the required side yard.

PREMISES AFFECTED—27 Manhattan Court, north side, 200 feet east of East 2nd Street, Block 7219, Lot 38, Borough of Brooklyn. Community Board #15BK.

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### 211-78-BZ

APPLICANT—Bachrach and Bloch for Young Israel of Staten Island, owner.

SUBJECT—Application March 31, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-2 district, the construction of an extension to a Community facility structure that encroaches on the required front and side yards and penetrate the sky exposure plane.

PREMISES AFFECTED—835 Forest Hills Road, southeast corner of Willowbrook Road, A.K.A. 15 Uxbridge Street, Block 1987, Lot 59, Willowbrook, Borough of Staten Island. Community Board #2S.I.

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### 245-78-BZ

APPLICANT—Leonard F. Rothkrug for Schatz Bros. Marine Center, Incorporation, owner.

SUBJECT—Application April 10, 1978—decision of the Borough Superintendent, under Section 73-25 of the Zoning Resolution, to permit in a C3 district, the enlargement in area and the change in use of an existing boat sales establishment into a boatel.

PREMISES AFFECTED—2725 Knapp Street, east side, 100 feet south of Voorhies Avenue, Block 8839, Lots 11, 14 and 53, Borough of Brooklyn. Community Board #15BK.



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# CALENDAR

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## 248-78-BZ

APPLICANT—McGee and Morsellino for Estate of Anna E. Pase, owner, Amoco Oil Company, lessee.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Sections 11-412 and 72-21 of the Zoning Resolution, to permit in an R6 district, the rehabilitation and modernization of an existing automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—60-50 Woodhaven Boulevard, southwest corner of 60th Road, Block 2885, Lot 12, Rego Park, Borough of Queens. Community Board #4Q.

## 277-78-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin et al for Bowery Savings Bank, St. James Place, Incorporated, Iandor Realty Corporation, owner.

SUBJECT—Application April 11, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a R4 district, the construction and maintenance of an off-site accessory parking facility for a lork.

PREMISES AFFECTED—2228 Hendrickson Street, west side, 210 feet south of Avenue U, Block 8558, Lots 55, 57 and 59, Borough of Brooklyn. Community Board #18BK.

## 290-78-BZ

APPLICANT—Weinberg and Kirshenbaum for Saul Rubinstein, owner, Odessa Restaurant, Incorporated, lessee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district in an existing two story commercial structure, the change in use of the second floor from meeting room into a catering and cabaret establishment.

PREMISES AFFECTED—1113 to 1123 Brighton Beach Avenue, northwest corner of Brighton 14th Street, Block 8716, Lot 19, Borough of Brooklyn. Community Board #13BK.

## 311-78-BZ

APPLICANT—Harold Herman for Solita N. Herman, Trustee.

SUBJECT—Application April 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R8 district, the construction of an additional floor to a proposed multiple dwelling previously before the Board that increases the degree of non-compliance in open space ratio, floor area ratio, lot area per room and penetration of the sky exposure plane.

PREMISES AFFECTED—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan. Community Board #8M.

## 314-78-BZ

APPLICANT—Solomon Sheer for 704 Greenwich Associates, owner.

SUBJECT—Application May 1, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and conversion of an existing manufacturing and commercial structure into a multiple dwelling and joint living/working quarter.

PREMISES AFFECTED—704-712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan. Community Board #2M.

## 315-78-A

APPLICANT—Solomon Sheer for 704 Greenwich Associates, owner.

SUBJECT—Application May 1, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—704/712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

JULY 5, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 5, 1978*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## 394-78-SM

APPLICANT—United States Gypsum Company—one hour fire rated non-combustion floor/ceiling assembly.

## 395-78-SA

APPLICANT—ADT, Incorporated—annunciator for fire alarm system.

## 401-78-SA

APPLICANT—Rusco American Bidet Corporation, a subsidiary of Rusco Industries, Incorporated—bidet.

## 409-78-SA

APPLICANT—The Bodine Company, Incorporated—standby, emergency lighting.

## 75-78-A

APPLICANT—The Frank D. Bower Company, owner.

SUBJECT—Application February 14, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Great Balls of Fire", in six (6) pound bag—two (2) ply fifty (50) pound kraft inner bag laminate cellophane and polyethylene, container not in compliance with the Administrative Code of the City of New York.

## 97-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Andrew Taranto, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—200 Kingdom Avenue, west side, 220.00 feet south of Eylandt Street, Block 6572, Lot 46, Huguenot, Borough of Staten Island.

## 101-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—268 Bennett Avenue, south side, 229.66 feet east of Lexa Place, Block 6324, Lot 95, Annadale, Borough of Staten Island.



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# CALENDAR

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## 102-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—278 Bennett Avenue, south side, 129.66 feet east of Lexa Place, Block 6324, Lot 90, Annadale, Borough of Staten Island.

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## 103-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—290 Bennett Avenue, southeast corner of Lexa Place, Block 6324, Lot 84, Annadale, Borough of Staten Island.

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## 104-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—75 Lexa Place, east side, 66.75 feet south Bennett Avenue, Block 6324, Lot 79, Annadale, Borough of Staten Island.

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## 105-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Collyer Avenue, northeast corner of Lexa Place, Block 6324, Lot 75, Annadale, Borough of Staten Island.

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## 106-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—105 Collyer Avenue, north side, 103.78 feet east of Lexa Place, Block 6324, Lot 67, Annadale, Borough of Staten Island.

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## 107-78-A

APPLICANT—Peter F. Oddo, Jr. for Rose Notte, Contract Vendee, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—93 Collyer Avenue, north side, 203.78 feet east of Lexa Place, Block 6324, Lot 62, Annadale, Borough of Staten Island.

## 109-78-A

APPLICANT—Albert Melniker, for 900 Huguenot Avenue, Incorporated, owner.

SUBJECT—Application February 22, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use of portion of frame building from residential to commercial partially located in the bed of a mapped street is contrary to Sec. C26-248.0(4) of the A.C. and Sec. 35 of the General City Law.

PREMISES AFFECTED—888 Huguenot Avenue, west side, 129.17 feet north of Amboy Road, Block 6815, Lot 58, Huguenot, Borough of Staten Island.

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## 166-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for David Reed, owner.

SUBJECT—Application March 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—139 Tallman Street, north side, 187.01 feet east of Barclay Avenue, Block 6382, Lot 67, Annadale, Borough of Staten Island.

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## 167-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Prestige Estates, Inc., owner.

SUBJECT—Application March 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—184 Tallman Street, south side, 100.20 feet west of Barclay Avenue, Block 6417, Lot 43, Annadale, Borough of Staten Island.

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## 168-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Prestige Estates, Inc., owner.

SUBJECT—Application March 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—194 Tallman Street, south side, 150.22 feet east of Lipsett Avenue, Block 6417, Lot 38, Annadale, Borough of Staten Island.

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## 175-78-A

APPLICANT—Nicholas J. Salvadeo for Staten Structures Incorporated, owner.

SUBJECT—Application March 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1547 Arthur Kill Road, north side, 2258 feet east of Arden Avenue, Block 5900, Lot 20, Huguenot, Borough of Staten Island.

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## 176-78-A

APPLICANT—Nicholas J. Salvadeo for Staten Structures Incorporated, owner.

SUBJECT—Application March 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1549 Arthur Kill Road, north side, 2258 feet east of Arden Avenue, Block 5900, Lot 20, Arthur Kill, Borough of Staten Island.



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# CALENDAR

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## 177-78-A

APPLICANT—Nicholas J. Salvadeo for Staten Structures Incorporated, owner.

SUBJECT—Application March 7, 1978—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1551 Arthur Kill Road, north side, 2258 feet east of Arden Avenue, Block 5900, Lot 20, Huguenot, Borough of Staten Island.

## 386-78-A

APPLICANT—Paschal Corbo for Anthony Carlo and Lilian Carlo, owners.

SUBJECT—Application May 25, 1978—for Reinstatement of Building Permit.

PREMISES AFFECTED—47 Burgher Avenue, north side, 437.20 feet east of Richmond Road, Block 3290, Lot 66, Dongan Hills, Borough of Staten Island.

## 397-78-A

APPLICANT—Nicholas J. Salvadeo for Vincent Vivolo, owner.

SUBJECT—Application May 29, 1978—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—1297 Arthur Kill Road, north side, 433.15 feet west of Woodrow Road, Block 5840, Lot 1, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

**JULY 11, 1978, 10:00 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 11, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## SPECIAL ORDER CALENDAR

## 91-78-A

APPLICANT—Alphonse J. Calvanico for Raymond Establishment, owner.

SUBJECT—Application for consideration—to withdraw the application of February 17, 1978—appeal from a decision of the Borough Superintendent re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—451 Pennsylvania Avenue, southwest corner of Rockwell Avenue, Block 2998, Lot 20, Rosebank, Borough of Staten Island.

## 864-76-A

APPLICANT—John T. O'Hagan, Fire Commissioner.  
OWNER OF PREMISES—Trustees of Columbia University.

SUBJECT—Application for consideration—to withdraw the application of December 13, 1976—for Modification of Certificate of Occupancy #59473 re-sprinkler system.

PREMISES AFFECTED—20-32 West Broadway, southwest corner of Park Place, Block 127, Lot 1, Borough of Manhattan.

## 23-58-BZ

APPLICANT—Ralph E. Leff for 76 Near 2nd Incorporated, owner.

SUBJECT—Application for consideration—to reopen and extend the term of variance which expired July 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in a retail use district, in an existing one story building, a motor vehicle repair shop limited to hand tools and light repairs only, excluding all collision work and heavy chassis and similar type work and requiring a permit if a torch is to be used.

PREMISES AFFECTED—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan. Community Board #8M.

## 726-76-BZ

APPLICANT—Dr. Daniel Dicker for Clearview Nursing Home; Ernest Dicker, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of an enlargement to the basement level and to provide a stair enclosure that increases the degree of non-compliance in floor area ratio of an existing nursing home.

PREMISES AFFECTED—157-12 18th Avenue, south side, 79.41 feet east of East 157th Street, 157-15 19th Avenue, Block 4748, Lot 5, Whitestone, Borough of Queens.

## 115-53-BZ

APPLICANT—Robert Swaybill and I. R. Krevor for David Arnold, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 7, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars awaiting to be serviced.

PREMISES AFFECTED—(official 252-12) 252-02/22 Union Turnpike, 252-01/19 80th Avenue, Block 8565, Lot 1, Borough of Queens. Community Board #11Q.

## 436-59-BZ

APPLICANT—Charles M. Spindler Associates for Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on conditions 7e and 7A of the Zoning Resolution, permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles with curb cut, business entrance, within 75 feet of a residence use district.

PREMISES AFFECTED—141-54 Northern Boulevard, southwest corner of Parsons Boulevard, Block 5012, Lot 45, Flushing, Borough of Queens. Community Board #7Q.

## 328-74-BZ

APPLICANT—Nathan Rutkin for City of New York Department of Public Works, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired July 23, 1976—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 72-01 (b) of the Zoning Resolution,



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# CALENDAR

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permitting in an R2 district, the erection of a one story library that exceeds the permitted lot coverage and aggregate width of the street wall, encroaches on the required front yard and penetrates the sky exposure plane.

**PREMISES AFFECTED**—92-06 156th Avenue, southeast corner of 92nd Street, Block 13957, Lot 1, Howard Beach, Borough of Queens.

**623-67-BZ**

**APPLICANT**—Leonard F. Rothkrug for Gracie Towne House Associates, owner.

**SUBJECT**—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired November 8, 1977—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C2-8 and R8 district, at an existing eighteen story multiple dwelling, the addition to the uses to include transient parking for the unused and surplus tenants spaces.

**PREMISES AFFECTED**—401-407 East 89th Street, 1718-1726 First Avenue, northeast corner, Block 1569, Lot 1, Borough of Manhattan. Community Board #8M.

**889-55-BZ—Vol. II**

**APPLICANT**—Charles M. Spindler Associates for Sun Oil Company of Pennsylvania, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage room, parking and storage of motor vehicles.

**PREMISES AFFECTED**—69-13 to 69-25 (69-15 official) 164th Street, east side, 110 feet (120.02 feet) south of 69th Avenue, Block 6931, Lot 38, Flushing, Borough of Queens. Community Board #8Q.

**348-57-A**

**APPLICANT**—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re-storage or inflammable mixture, 1500 gallon capacity; previously granted on condition.

**PREMISES AFFECTED**—54-56 Western Avenue, southwest corner of Richmond Terrace, Block 1400, Lot 1, Port Ivory, Borough of Staten Island.

**541-68-BZ**

**APPLICANT**—Lama and Vassalotti for Anthony B. Dacchille, long term lessee; Mobile Oil Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expires November 26, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 72-21 of the Zoning Resolution, permitting in a C1-2 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

**PREMISES AFFECTED**—1723 Richmond Road, north side, 1016.14 feet west of Four Corners Road, Block 887, Lot 7 (formerly Lots 7 and 13), Dongan Hills, Borough of Staten Island. Community Board #2SI.

**570-52-BZ**

**APPLICANT**—Lama and Vassalotti for S and W Holding Corporation, lessee; Amoco Oil Company, owner.

**SUBJECT**—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 24, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking of motor vehicles waiting to be serviced.

**PREMISES AFFECTED**—60-11 Queens Boulevard, 44-01 to 44-07 60th Street, northeast corner, 44-02 to 44-06 61st Street and 60-02 44th Avenue, Block 1338, Lot 1, Borough of Queens. Community Board #2Q.

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## ZONING CASES

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**940-77-BZ**

**APPLICANT**—Donald J. Blum for 969 Park Corporation, owner.

**SUBJECT**—Application December 12, 1977—decision of the Borough Superintendent, under Sections 72-21 and 73-16 of the Zoning Resolution, to permit in an R10 district, within an existing multiple dwelling, the maintenance of an existing telephone supply depot.

**PREMISES AFFECTED**—969 Park Avenue, northeast corner of East 82nd Street, Block 1511, Lot 1, Borough of Manhattan. Community Board #8M.

**39-78-BZ**

**APPLICANT**—Julius Stein for PTS Distributors, Incorporated, owner.

**SUBJECT**—Application January 26, 1978—decision of the Borough Superintendent, under Section 73-30 of the Zoning Resolution, to permit in a C1-9 district, the conversion of an existing Church into a four story motion picture production and television studio.

**PREMISES AFFECTED**—432/436 Third Avenue, northwest corner of East 30th Street, Block 886, Lot 43, Borough of Manhattan. Community Board #6M.

**188-78-BZ**

**APPLICANT**—Natale R. Anzelmo, A.I.A. for Sturdy Wheel Alignment, owner.

**SUBJECT**—Application March 14, 1978—decision of the Borough Superintendent, under Sections 72-21, 11-412 and 11-413 of the Zoning Resolution, to permit in an R5 district the erection of a one story enlargement to the accessory structure to an automotive service station previously before the Board and the change in occupancy into an automobile repair shop.

**PREMISES AFFECTED**—1712-18 81st Street, southwest corner of New Utrecht Avenue, Block 6313, Lot 31, Borough of Brooklyn. Community Board #11BK.

**199-78-BZ**

**APPLICANT**—Frank A. Vaccaro for Mr. and Mrs. Carl Caccese, owner.

**SUBJECT**—Application March 21, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the enlargement in area of an existing dwelling that increases the degree of non-compliance within the rear yard.

**PREMISES AFFECTED**—32 Hull Avenue, west side, 404.84 feet north of North Railroad Avenue, Block 3554, Lot 59, Grant City, Borough of Staten Island. Community Board #2S.I.



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# CALENDAR

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## 202-78-BZ

APPLICANT—Kenneth H. Koons for Louis F. Mohr, Jr., and Eleanor Reede, owners.

SUBJECT—Application March 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the construction and maintenance of a non-transient parking lot.

PREMISES AFFECTED—2899 Valentine Avenue, north side, 156 feet west of East 199th Street, Block 3305, Lots 48 and 50, Borough of the Bronx. Community Board #7BX.

## 279-78-BZ

APPLICANT—Frank P. Farinella for Hurley & Farinella for Davidim, A.G. Limited, owner.

SUBJECT—Application April 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, the erection of three additional stories upon an existing seven story commercial structure that increases the degree of non-compliance within the rear yard and penetration of the sky exposure plane.

PREMISES AFFECTED—144 East 44th Street, south side, 155 feet East of Lexington Avenue, Block 1298, Lot 45, Borough of Manhattan. Community Board #6M.

## 291-78-BZ

APPLICANT—Leonard F. Rothkrug for Central Federal Savings and Loan Association of Nassau County, owner, 3353 Construction Corporation, Contract Vendee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the change in use of an existing two story and basement building from nursing home into a store and office building.

PREMISES AFFECTED—3353 to 3373 Nostrand Avenue, east side, 100 feet south of Avenue "T", Block 7335, Lot 96, Borough of Brooklyn. Community Board #15BK.

## 293-78-BZ

APPLICANT—John J. Tudda for Henry Phipps Plaza North, Incorporated, owner.

SUBJECT—Application April 19, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, in an existing fourteen story mixed building the change in use of a portion of the professional doctors offices into a commercial studio.

PREMISES AFFECTED—315 to 343 East 29th Street, north side, 200 feet east of Second Avenue and 340 East 30th Street, Block 935, Lot 13, Borough of Manhattan. Community Board #6M.

## 310-78-BZ

APPLICANT—Samuel Panzer for Lawrence A. Harris, owner, Harris Plywood, Incorporated, lessee.

SUBJECT—Application April 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district the erection of a one story enlargement to an existing woodworking factory previously before the Board.

PREMISES AFFECTED—115-10 thru 115-50 Dunkirk Street, north side, 240.30 feet east of Newburg Street, Block 10315, Lots 135, 137, 139, 141 and 156, St. Albans, Borough of Queens. Community Board #12Q.

## 313-78-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for 47th and 8th Avenue Realty Corporation, owner.

SUBJECT—Application April 28, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, the change in use of an existing one story building from a restaurant into an amusement arcade.

PREMISES AFFECTED—771-773 8th Avenue, northwest corner of West 47th Street, Block 1038, Lot 29, Borough of Manhattan. Community Board #4M.

## 341-78-BZ

APPLICANT—McGee and Morsellino for SABH Development Corporation, owner. Caldwell Amusement Corporation, lessee.

SUBJECT—Application May 9, 1978—decision of the Borough Superintendent, under Sections 73-35 and 72-21 and 72-01 (b) of the Zoning Resolution, to permit in a C4-2 district, within an existing shopping center, the change in use of one store into an amusement arcade.

PREMISES AFFECTED—1634 Bruckner Boulevard, southwest corner of Morrison Avenue, Block 3653, Lot 50, Borough of The Bronx. Community Board #9BX.

## 921-77-BZ

APPLICANT—Nicholas J. Salvadeo for Albert Davino, owner.

SUBJECT—Application November 30, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in and R3-2 district, on a plot with commercial uses, the reconstruction of retail stores with accessory parking in open area.

PREMISES AFFECTED—960 Richmond Avenue, west side, 74.98 feet south of Mansey Place, Block 1704, Lot 56, Port Richmond, Borough of Staten Island. Community Board # 1SI.

Laid over from June 6, 1978 for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

JULY 11, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 11, 1978*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## 901-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7.)

PREMISES AFFECTED—173 McBaine Avenue, north side, 59.72' west of Maguire Avenue, Block 7045, Lot 153, Woodrow, Borough of Staten Island.

## 902-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).



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PREMISES AFFECTED—183 McBaine Avenue, north side, 159.72' west of Maguire Avenue, Block 7045, Lot 158, Woodrow, Borough of Staten Island.

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## 903-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—193 McBaine Avenue, north side, 259.72' west of Maguire Avenue, Block 7045, Lot 163, Woodrow, Borough of Staten Island.

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## 904-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—211 McBaine Avenue, north side, 359.72' west of Maguire Avenue, Block 7045, Lot 168, Woodrow, Borough of Staten Island.

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## 49-78-A

APPLICANT—Jacob Leff for Michael Zaffarano, owner, TEL-A-GAY, Incorporated, lessee.

SUBJECT—Application February 1, 1978—appeal from a decision of the Fire Commissioner re- Removal of mattresses and beds from cubicles and all bamboo decorations.

PREMISES AFFECTED—218 West 49th Street and 1607 Broadway, southwest corner Block 1020, Lots 43 and 20, Borough of Manhattan.

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## 163-78-A

APPLICANT—Albert Melniker for Jaak Medvedev, owner.

SUBJECT—Application March 1, 1978—appeal from a decision of the Borough Superintendent re- construction of a non fire rated exterior wall.

PREMISES AFFECTED—547 Rockaway Street, east side, 475.32 feet north of Clermont Avenue, Block 7864, Lot 77, Tottenville, Borough of Staten Island.

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## 247-78-A

APPLICANT—Augustus A. Beekman—Fire Commissioner.

OWNER OF PREMISES: William N. Weidman.

SUBJECT—Application April 10, 1978—for modification of Certificate of Occupancy #Q106790 re- sprinkler system.

PREMISES AFFECTED—31-14 30th Avenue, south side, 50 feet west of 32nd Street, Block 615, Lot 37, Astoria, Borough of Queens.

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## 273-78-A

APPLICANT—Alphonse J. Calvanico for Anthony Racanelli, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—350 Forest Avenue, south side, 50.05 feet east of Oakwood Avenue, West New Brighton, Borough of Staten Island.

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## 301-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45a Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

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## 302-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45b Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

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## 303-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45c Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

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## 304-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45d Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

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## 305-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45e Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

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## 306-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45f Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.



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# CALENDAR

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## 331-78-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.  
OWNER OF PREMISES: 335 Greenwich Street Corporation.

SUBJECT—Application May 4, 1978—for Modification of Certificate of Occupancy #17251 re- sprinkler system.

PREMISES AFFECTED—335 Greenwich Street, 15 feet south of Jay Street (a.k.a. 20-24 Jay Street), Block 143, Lot 21, Borough of Manhattan.

## 342-78-A

APPLICANT—I.M.S.G. Systems, Incorporated, owner.

SUBJECT—Application May 9, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Liquid Toner", in two and one half (2½) gallon Cubitainer low density polyethylene with polypropelene cap, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

ALAN D. GERSHUNY, *Executive Director*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, JUNE 6, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon May 23, 1978 were approved as printed in the Bulletin of June 1, 1978, Volume 63 Number 22.

### 250-66-A

APPLICANT—Augustus Beekman, Fire Commissioner.

OWNER OF PREMISES—American Manhattan Corporation, owner.

SUBJECT—Application for consideration—reopening to rescind the resolution of February 28, 1967—appeal from an order and a decision of the Fire Commissioner re- sprinkler system; previously denied.

PREMISES AFFECTED—370-378 East Gunhill Road, southwest corner of Webster Avenue, Block 3355, Lot 116, Borough of The Bronx.

### APPEARANCES—

For Applicant: Lt. R. J. Ellis.

ACTION OF BOARD—Resolution of February 28, 1967 rescinded.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

WHEREAS, the Fire Department states that due to a recent inspection of the premises by the department has resulted in an evaluation that, due to the change in occupancy, and the installation of a partial automatic sprinkler system in the building, the issuance of the original order is no longer applicable.

*Resolved*, that the Board of Standards and Appeals does hereby *rescind* the resolution adopted on February 28, 1967 *on condition* that the premises shall comply with all laws, rules and regulations applicable thereto.

### 1033-67-A

APPLICANT—M. Milton Glass for Bronjo Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 9, 1978—appeal from an order of the Fire Commissioner re- elevator and operator in readiness at all times; previously granted on condition.

PREMISES AFFECTED—6-8 West 32nd Street, south side, 150 feet west of 5th Avenue, Block 833, Lot 45, Borough of Manhattan.

### APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and term of modification extended.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 9, 1968, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 6, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does

hereby *reopen and amend* the resolution adopted on April 9, 1968 only as to the term of the modification, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, *on condition* that an approved agency, namely Quick Response Service be permitted to perform the service, and that the records and reports required by the Fire Department shall be maintained; that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board under Calendar No. 630-56-GR; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the term of this modification shall automatically lapse if the service is discontinued." (F. D. Order No. B386993)

### 218-68-A

APPLICANT—M. Milton Glass for Brause Realty Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 11, 1978—appeal from a decision of the Fire Commissioner re-competent man in attendance to operate elevator at all times, previously granted on condition.

PREMISES AFFECTED—254-256 West 31st Street, south side, 100 feet east of 8th Avenue, Block 780, Lot 71, Borough of Manhattan.

### APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Application reopened and term of modification extended.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 11, 1968, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 6, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 11, 1968 only as to the term of the modification, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, *on condition* that an approved agency, namely Quick Response Service be permitted to perform the service, and that the records and reports required by the Fire Department shall be maintained; that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board under Calendar No. 630-56-GR; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the term of this modification shall automatically lapse if the service is discontinued." (F. D. decision dated March 14, 1968)

### 374-76-A

APPLICANT—Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 26, 1977 and for amendment—appeal from a decision of the Fire Commissioner re- storage of bulk oil in company unmanned barges at Pier 98; previously granted on condition.

PREMISES AFFECTED—600 West 59th Street and 850 12th Avenue, west side, Pier 98, Dock properties, Blocks 1106 and 1109, Lots 1 and 1, Borough of Manhattan.



# MINUTES

## APPEARANCES—

For Applicant: T. Malinowski and R. Heimburg.

For Administration: Lt. R. J. Ellis. F.D.

**ACTION OF BOARD**—Application reopened and time extended to complete the work, and Resolution amended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1976 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 26, 1976 by adding thereto:

That a salt water supply may be used in lieu of city water for the required foam hydrant system, substantially as shown on revised drawings of proposed conditions marked 'Received November 18, 1977'—two sheets; and that the Board further approves the substitution of portable fire appliances in lieu of the CO<sub>2</sub> system which was removed from Barge 127. The number and location of said fire appliances to be determined by the Fire Commissioner; and that substantial construction shall be completed within one year from the date of this amended resolution; *on condition*.

"1. That a drafting suction platform be supplied for Fire Department use with a siamese connection. (See item "c" below).

2. That accessibility be provided to such platform for Fire Department apparatus.

3. That three (3) FDNY siamese connections and a drafting suction connection be provided as follows:

(a) a fireboat siamese 3½x3½x3 at the water end and south side of the pier connected to the existing standpipe system.

(b) a pumper siamese connection 3x3x4 at the land end of the pier, adjacent to the guards house. This siamese would have to be protected by an approved back flow valve due to the possibility of mixing fresh water with salt water through the pumper. It is also noted that shut off valves are not permitted in a main supplied by a siamese connection.

(c) a pumper siamese connection 3x3x4 (with back flow preventer), immediately adjacent to a drafting suction connection that will enable a pumper at draft to take water from the existing screened water pit or sump, to be maintained as required by the Fire Commissioner.

4. That all of the above siamese connections serve the existing standpipe and the new foam systems, are equipped with NYFD threads, and signs as to use be provided.

5. That the new 500 GPM pump be capable of supplying the 4" foam line with water in the event that the foam system is to be by-passed (manual by-pass valve). Valve to be labelled and sealed in closed (foam) position.

6. That all new piping be a minimum of 4" in diameter, hydraulically sized to permit simultaneous operation of at least three foam hydrants at far (water) end of pier.

7. That all new piping be salt water corrosion resistant. This requirement is a direct result of observing the condition of existing piping on the pier and the level of maintenance being provided.

8. That sufficient 2½" standard, rubber lined fire hose and nozzles at each existing standpipe connection, and sufficient hose and nozzles for foam system be pro-

vided. Nozzles for water system be of adjustable fog and solid stream type.

9. That at least one qualified operator for the standpipe and foam system be on duty at all times. This person to be licensed by the Fire Department with a Certificate of fitness for this installation.

10. That a detailed schematic of the completed system be provided at the guard house, and another at the generating station at 850 12 Ave. for inspection by the Fire Department.

11. That a 350 gallon (minimum) 3% protein foam reserve depot for this installation be provided to enable simultaneous use of at least 3 foam lines for at least 30 minutes.

12. That a hydrostatic and performance test of yard and foam hydrant systems be conducted in the presence of Fire Department representatives; and that other than as herein amended the resolution above cited shall be complied with in all respects." (F.D. Folder No. C183059)

## 239-77-A

**APPLICANT**—Lama and Vassalotti for Mobil Oil Corporation, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to self-service automotive service station; previously granted on condition.

**PREMISES AFFECTED**—3003 Coney Island Avenue, southeast corner of Guider Avenue, Block 811, Lot 14, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 20, 1977, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 20, 1977 by adding thereto:

"that the gasoline pumps shall conform to revised drawing of proposed conditions marked 'Received May 1, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 407-77)

## 371-29-BZ

**APPLICANT**—Charles M. Spindler Associates for Katherine Mazzeo, owner.

**SUBJECT**—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

**PREMISES AFFECTED**—1210-1230 East 233rd Street and 3900-3906 Edison Avenue, southeast corner and 1951-1961 Grenada Place, Block 4934, Lot 66, Borough of The Bronx. Community Board #12BX.

## APPEARANCES—

For Applicant: B. J. Amato.



# MINUTES

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 24, 1929, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 24, 1929 as amended through May 31, 1977 by adding thereto:

"That this variance shall be for a term of ten years from the date of this amended resolution with unlimited operating hours; that the premises shall substantially conform to revised drawings of proposed conditions marked 'Received March 27, 1978'—one sheet, and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 361-76)

## 290-49-BZ

APPLICANT—H. M. Cole for Sutton House Associated, owner.

SUBJECT—Application for consideration—to withdraw application requesting to waive the rules of procedure and extension of term of variance which expired June 1, 1970—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, stores in a Class A multiple dwelling at cellar level.

PREMISES AFFECTED—1153-1167 York Avenue, 407-439 East 62nd Street, northwest corner and 420 East 63rd Street, southwest corner of York Avenue, Block 1457, Lots 6, 17, 42 and 43, Borough of Manhattan.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## 880-57-BZ

APPLICANT—Frederick A. Ketcher for Sisters Parking Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1454-1458 Morris Avenue, east side, 41 feet north of East 171st Street, Block 2787, Lots 2 and 3, Borough of The Bronx. Community Board #4BX.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and term of variance extended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 8, 1958, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 6, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 8, 1958 as amended through June 19, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . .; *on condition* that the sidewalk and curbs be repaired where required; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution" (Alt. 928-57).

## 14-58-BZ

APPLICANT—Lama and Vassalotti for Sherman Firsty, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 2, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a local retail use district, the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—1268 Shakespeare Avenue, east side, 100.3 feet south of West 169th Street, Block 2506, Lot 85, Borough of the Bronx. Community Board #4BX.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 8, 1958, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 6, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 8, 1958 as amended through April 10, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from July 2, 1978, to permit . . .; *on condition* that the sidewalk be repaired where required; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution" (Alt. 1204-57).

## 41-58-BZ

APPLICANT—Lama and Vassalotti for Sherman Firsty, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 25, 1978—decision of the Borough Superintendent; previously



# MINUTES

granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on land to be cleared.

**PREMISES AFFECTED**—1365 Nelson Avenue, west side, 40 feet north of West 170th Street, Block 2521, Lot 35, Borough of The Bronx. Community Board #4BX.

## APPEARANCES—

For Applicant: James E. Vassalotti.

**ACTION OF BOARD**—Application reopened and term of variance extended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 24, 1958, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 6, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 24, 1958 as amended through April 10, 1973, only as to the term of variance, so that as amended this portion of the resolution shall read:

*"granted for a term of five years from the date of this amended resolution, to permit . . . ; on condition that the sidewalk and curbs be repaired where required; and that bumpers are to be installed as required; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution."* (Alt. 1215-57)

## 593-72-BZ

**APPLICANT**—Diffendale and Kubec for Richmond Memorial Hospital and Health Center, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired October 19, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the installation of an accessory sewage treatment plant for an existing hospital.

**PREMISES AFFECTED**—360 Seguire Avenue, northwest corner of Kingsland Street, Block 6699, Lot 82, Princes Bay, Borough of Staten Island.

## APPEARANCES—

For Applicant: Peter W. Diffendale.

**ACTION OF BOARD**—Application reopened and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 16, 1973, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on October 19, 1976; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 16, 1973 as amended, through October 19, 1976, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

*"that substantial construction shall be completed within one year from the date of this amended resolution."* (N.B. 223-70)

## 734-72-BZ

**APPLICANT**—Nicholas J. Salvadeo for Guido Passarelli, owner.

**SUBJECT**—Application for consideration—to reopen subject to regular procedure for Special Order Calendar—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in a C8-1 and R3-2 district, on a plot previously before the Board in conjunction with the erection of a two story commercial building, the reduction in the number of accessory parking spaces and located in the residence district.

**PREMISES AFFECTED**—1600 Hylan Boulevard, southeast corner of Raritan Avenue, Block 3372, Lots 1 and 22, Dongan Hills, Borough of Staten Island.

## APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

**ACTION OF BOARD**—Rules of procedure waived, application reopened and was extended to complete the work, and resolution amended

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1974, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on July 23, 1974.

By adding thereto:

*"That the premises and access may be rearranged substantially as shown on revised drawing of proposed conditions marked 'Received May 11, 1978—three sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; that other than as herein amended, the resolution above cited shall be complied with in all respects."* (N.B. 1112-72)

## 303-26-BZ—Vol. IV

**APPLICANT**—Charles M. Spindler Associates for Hayson Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expires June 19, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence and business use district, the lower or ground floor for the storage of paper cartons and the upper floor for the manufacture, storage and distribution of infants quilts, blankets, pillows and office.

**PREMISES AFFECTED**—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn. Community Board #7BK.

## APPEARANCES—

For Applicant: B. J. Amato.

**ACTION OF BOARD**—Laid over to July 5, 1978, at 10 A.M., Special Order Calendar at the request of the Community Board, for decision, hearing closed.



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## 377-73-BZ

APPLICANT—McGee and Morsellino for Samuel Hofstein, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story and basement office building with accessory parking in the open area.

PREMISES AFFECTED—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to June 20, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

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## 501-76-BZ

APPLICANT—Samuel J. Kisseloff for 117 West 58th Street Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the conversion of a four story building from public dwelling into Class A apartments with a retail store on the first floor.

PREMISES AFFECTED—135 Christopher Street, north side, 106.9 feet west of Hudson Street, Block 630, Lot 51, Borough of Manhattan. Community Board #2M.

### APPEARANCES—

For Applicant: Alan S. Kisseloff, George Schavran, R. Neil Guertin, Charles G. Gee and Doris Diether CB #2.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

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## 221-77-A

APPLICANT—Lama and Vassalotti for Utopia Associates, owner; Mobil Oil Corporation, long term lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—Appeal from a decision of the Borough Superintendent re-proposed change of use from automotive service station to self service gasoline station; previously granted on condition.

PREMISES AFFECTED—181-08 Horace Harding Expressway, southeast corner of Utopia Parkway, Block 7070, Lot 2, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

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## 282-77-BZ

APPLICANT—Harold Herman for Solita N. Herman, as Trustee.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-1 district the erection of six additional stories upon a two story garage structure and the conversion into a multiple dwelling that creates noncompliance in floor area ratio, open space ratio, penetrates the sky exposure plane and accessory parking.

PREMISES AFFECTED—320-330 East 22nd Street, south side, 220 feet west of First Avenue, Block 927, Lot 38, Borough of Manhattan. Community Board #6M.

### APPEARANCES—

For Applicant: Harold Herman.

ACTION OF BOARD—Laid over to June 13, 1978, at 10 A.M., Special Order Calendar for hearing.

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## 615-77-BZ

APPLICANT—Joseph B. Raia for Ludwig Comeforo, owner.

SUBJECT—Application September 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the conversion of an existing coal storage and garage establishment into an automobile repair shop with accessory parking in the open area.

PREMISES AFFECTED—107 Buel Avenue, northeast corner of North Railroad Avenue, Block 3530, Lot 81, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

### APPEARANCES—

For Applicant: Joseph B. Raia and H. William Chace.

For Opposition: None.

ACTION OF BOARD—Laid over to June 20, 1978, at 10 A.M., for decision; additional information; hearing closed.

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## 921-77-BZ

APPLICANT—Nicholas J. Salvadeo for Albert Davino, owner.

SUBJECT—Application November 30, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with commercial uses, the reconstruction of retail stores with accessory parking in open area.

PREMISES AFFECTED—960 Richmond Avenue, west side, 74.98 feet south of Monsey Place, Block 1704, Lot 56, Port Richmond, Borough of Staten Island. Community Board #1S.I.

### APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

For Opposition: None.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

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## 990-77-BZ

APPLICANT—Solomon Sheer for 260 West Broadway Associates, owners.

SUBJECT—Application December 27, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing eleven story building, the conversion of the third through eleventh floors from manufacturing into loft building and joint living working quarter.

PREMISES AFFECTED—260 West Broadway, northwest corner of Beach Street, Block 212, Lot 56, Borough of Manhattan. Community Board #1M.

### APPEARANCES—

For Applicant: Solomon Sheer, P.E., Samuel H. Lindenbaum, Howard A. Zipser and Harry Macklowe.

For Opposition: Robert Sobin.

For Administration: Steven Stein and Suzanne O'Keefe, C.P.C.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for decision; hearing closed.



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## 4-78-BZ

APPLICANT—Frank Rogers for Meriel Realty Company, owner, Jean-Paul Goude, lessee.

SUBJECT—Application January 4, 1978—decision of the Borough Superintendent, under Section 73-62 of the Zoning Resolution, to permit in a C6-1 district, in an existing twelve story building, the enlargement in area of the penthouse level that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—19 Union Square and 25 East 15th Street, northwest corner, Block 843, Lot 20, Borough of Manhattan. Community Board #5M.

### APPEARANCES—

For Applicant: Frank A. Rogers.

For Opposition: None.

ACTION OF BOARD—Laid over to June 20, 1978, at 10 A.M., for decision; additional information; hearing closed.

## 41-78-BZ

APPLICANT—Harry Soled for Ignatz and Bella Shonkopf, owner.

SUBJECT—Application January 30, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1677 48th Street, north side, 110 feet west of 17th Avenue, Block 5443, Lot 60, Borough of Brooklyn. Community Board #12BK.

### APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

ACTION OF BOARD—Laid over to June 20, 1978, at 10 A.M., for decision; additional information; hearing closed.

## 80-78-BZ

APPLICANT—Samuel J. Kisseloff for Nicholas Brusco, owner.

SUBJECT—Application February 17, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C1-8 district, the conversion of an existing five story and penthouse structure from a rooming house into a multiple dwelling that creates non-compliance in lot area per room.

PREMISES AFFECTED—67 West 73rd Street, northeast corner of Columbus Avenue, Block 1126, Lot 1, Borough of Manhattan. Community Board #7M.

### APPEARANCES—

For Applicant: Alan J. Kisseloff.

For Opposition: None.

ACTION OF BOARD—Laid over to June 20, 1978, at 10 A.M., for hearing.

## 111-78-BZ

APPLICANT—Greco and Faraldo for Architects Design Group for Lofts for Living, owners.

SUBJECT—Application February 22, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 (5) of the New York City Charter, to permit in a M1-5 district, the conversion of an existing six story building from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—127-133 West 17th Street, north side, 321.8 feet west of Avenue of the Americas, Block 793, Lot 20, Borough of Manhattan. Community Board #4M.

### APPEARANCES—

For Applicant: Rudolph E. Greco, Jr.

For Opposition: None.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for hearing.

## 112-78-A

APPLICANT—Greco and Faraldo for Architects Design Group for Lofts for Living, owners.

SUBJECT—Application February 22, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law: distance between windows and lot lines.

PREMISES AFFECTED—127-133 West 17th Street, north side, 321.8 feet west of Avenue of the Americas, Block 793, Lot 20, Borough of Manhattan.

### APPEARANCES—

For Applicant: Rudolph E. Greco, Jr.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for hearing.

## 164-78-BZ

APPLICANT—Lama and Vassalotti for Salvatore Porcaro, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-2 district, the erection of a one story enlargement to an existing retail store.

PREMISES AFFECTED—147-26 Brookville Boulevard and 235-31 147th Road, northwest corner, Block 13728, Lots 23 and 25, Borough of (Rosedale) Queens. Community Board #13Q.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to June 20, 1978, at 10 A.M., for decision; hearing closed.

## 864-77-BZ

APPLICANT—Robert E. Lawless for Henry Bialer, owner.

SUBJECT—Application November 16, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R6 district, on a plot previously before the Board, the change in use of an existing one story building from stores into an automobile showroom with accessory open and enclosed sales.

PREMISES AFFECTED—141-40 Northern Boulevard, south side, 101.72 feet west of Parsons Boulevard, Block 5012, Lots 37, 41 and 43, Flushing, Borough of Queens. Community Board #7Q.

### APPEARANCES—

For Applicant: Robert E. Lawless.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf . . . . . 6  
Negative: . . . . . 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 23, 1978, after due notice by publication in the Bulletin; laid over to June 6, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated November 15, 1977, acting on Alt. Applic. #354/1977, reads:



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"1. Proposed U.G. 9 and U.G. 16 in a C1-2 within R-6 zone is contrary to Sec. 32-00 and Sec. 22-00 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of two Commissioners, Philip P. Agusta, R. A. and Stanley M. Wolf, R. A.; and

WHEREAS, Community Board #7Q has recommended no objection to this zoning variation; and

WHEREAS, a public hearing was held on this application on May 23, 1978, laid over to June 6, 1978 for additional information and decision, hearing closed; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it *hereby is granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R6 district, on a plot previously before the Board, the change in use of an existing one-story building from stores into an automobile showroom with accessory open and enclosed sales *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received November 16, 1977", one sheet, and "June 1, 1978", 5 sheets; *on further condition* that there shall be no repair services of any kind performed; that signs conform to the C1 district regulations and be located in the C1 portion of the site; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 935-77-BZ

APPLICANT—Anthony S. DiProperzio for E. Koepfel, owner, Lee's Pontiac, Incorporated, lessee.

SUBJECT—Application December 7, 1977—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C2-2 and R5 district, on a plot previously before the Board, the completion of a roof ramp and the addition to the uses of an existing automobile sales and service establishment to include roof parking.

PREMISES AFFECTED—162-19 Hillside Avenue, northeast corner of 162nd Street, Block 9771, Lots 1, 31 and 35, Jamaica, Borough of Queens. Community Board #8Q.

### APPEARANCES—

For Applicant: Anthony S. DiProperzio.

For Opposition: None.

### RECOMMENDATION OF THE COMMUNITY

BOARD—Waive public hearing.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 23, 1978, after due notice by publication in the Bulletin; laid over June 6, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated December 6, 1977, acting on Alt. Applic. #851/77, reads:

"1. Proposed legalization of ramp for entrance to roof parking, and proposed roof parking of automobiles, as proposed under Alt. #3127/49 in conjunction with Alt. #1920/47, has extended beyond the time for

completion specified by the Board of Standards and Appeals in accordance with BSA Cal. #835-47-BZ, adopted October 23, 1951. Refer to the Board of Standards and Appeals for an extension of time to complete work and to obtain a Certificate of Occupancy."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of two Commissioners, Philip P. Agusta, R. A. and Stanley M. Wolf, R. A.; and

WHEREAS, the Community Board has waived a public hearing on this request; and

WHEREAS, the Board finds that this is an appropriate case in which to permit under Section 11-412 of the Zoning Resolution, the extension of the present use.

*Resolved*, that the Board of Standards and Appeals does hereby permit under Section 11-412 of the Zoning Resolution, to permit in a C2-2 and R5 district, on a plot previously before the Board, the completion of a roof ramp and the addition to the uses of an existing automobile sales and service establishment to include roof parking *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received December 7, 1977", two sheets, and "May 31, 1978", five sheets; and *on further condition* that roof parking be restricted to employee attendant parking only; that repairs be limited to minor repairs accessory to the new and used car sales; that there shall be no body and fender repairs; that bumpers be installed along the east and west roof parapet walls; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 969-77-BZ

APPLICANT—Dominick Salvati and Son for Oswald Taylor, owner.

SUBJECT—Application December 16, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, in an existing three story mixed building the enlargement in area of the first floor store that creates non-compliance in floor area ratio.

PREMISES AFFECTED—598 Nostrand Avenue, west side, 100 feet south of Pacific Street, Block 1200, Lot 48, Borough of Brooklyn. Community Board #3BK.

### APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: None.

### RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 2, 1978, after due notice by publication in the Bulletin; laid over to May 23, 1978; then to June 6, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated November 28, 1977, acting Alt. Applic. #1130/77 reads:

"1. Proposed enlargement on first floor for retail store, Use Group 6, for a three story building creates a non-compliance in permitted maximum floor area under Section 33-121 of zoning resolution for a building in C1-3 in R6 zone."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of two Commissioners, Philip P. Agusta, R. A. and Stanley M. Wolf, R. A.; and



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WHEREAS, the Community Board has not made a recommendation as to this application; and

WHEREAS, a public hearing was held on this application on May 2, 1978, laid over to May 23, 1978 for decision, hearing closed; and

WHEREAS, decision was deferred to June 6, 1978 at the request of the applicant; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, in an existing three-story mixed building, the enlargement in area of the first-floor store that creates non-compliance in floor area ratio *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received December 16, 1977", 7 sheets, and "May 31, 1978", one sheet; *on further condition* that an approved smoke detection device be installed in the cellar, first floor and each apartment, connected to a central alarm; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 12-78-BZ

APPLICANT—Leonard F. Rothkrug for Robert G. Wiggberg, owner, Wiggby Precision Machine Corporation, lessee.

SUBJECT—Application January 10, 1978—decision of the Borough Superintendent, under Sections 73-50 and 72-21 of the Zoning Resolution, to permit in a C8-1 district, the erection of a one story enlargement to an existing two story mixed building that increases the degree of non-compliance in floor area ratio and encroaches on the required yard along a district boundary.

PREMISES AFFECTED—2971 Coney Island Avenue, east side, 111.9¾ feet north of Banner Avenue, Block 7483, Lot 6, Borough of Brooklyn. Community Board #15BK.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.  
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 23, 1978, after due notice by publication in the Bulletin; laid over to June 6, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated December 15, 1977, acting on Alt. Applic. #1133/1977, reads:

"1. Proposed one (1)—story enlargement at the rear encroaches within the 30 ft. open area required under Section 33-292 along the district boundary line.

2. Proposed floor area in a C8-1 district exceeds that permitted pursuant to Section 33-122 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of two Com-

missioners, Philip P. Agusta, R. A. and John B. Cincotta; and

WHEREAS, Community Board #15 Brooklyn has recommended approval on condition; and

WHEREAS, a public hearing was held on this application on May 23, 1978, laid over to June 6, 1978 for decision, hearing closed; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 72-21 and 73-50 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Sections 72-21 and 73-50 of the Zoning Resolution, to permit in a C8-1 district, the erection of a one-story enlargement to an existing two-story mixed building that increases the degree of noncompliance in floor area ratio and encroaches on the required yard along a district boundary *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 10, 1978", 10 sheets, and "March 9, 1978", one sheet; *on further condition* that an approved smoke detection device be installed in the cellar, first floor and each apartment, interconnected with a rate-of-rise system to a central alarm; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 50-78-BZ

APPLICANT—Weinberg and Kirshenbaum for Arthur J. Konapka, owner.

SUBJECT—Application February 2, 1978—decision of the Borough Superintendent, under Sections 72-21 and 73-27 of the Zoning Resolution, to permit in a C1-3 district, in an existing three story building, the enlargement in area of the first floor funeral establishment.

PREMISES AFFECTED—207 Nassau Avenue, northeast corner of Russell Street, Block 2655, Lots 40 and 41, Borough of Brooklyn. Community Board #1BK.

### APPEARANCES—

For Applicant: Harold Weinberg, P.E.  
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 23, 1978, after due notice by publication in the Bulletin; laid over to June 6, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated February 2, 1978, acting on Alt. Applic. #883/1977, reads:

"1. Proposed enlargement of a non-conforming use, in this case a funeral chapel, Use Group 7, in a C1-3 zone is contrary to provisions of Section 52-41 of Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of two Commissioners, Philip P. Agusta, R. A. and John B. Cincotta; and

WHEREAS, Community Board #1BK has recommended approval of this application; and



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WHEREAS, a public hearing was held on this application on May 23, 1978, laid over to June 6, 1978 for Community Board recommendation, hearing closed; and

WHEREAS, the existing frame old law tenement was erected prior to 1901 and has been maintained continuously as a multiple dwelling with commercial uses on portions of the 1st floor; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-27 of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Section 73-27 of the Zoning Resolution, to permit in a C1-3 district, in an existing three-story building, the enlargement in area of the first-floor funeral establishment *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received February 2, 1978", 10 sheets; and *on further condition* that an approved smoke detector be installed in the cellar, first floor and each apartment, connected to a central alarm; that the ceiling in the cellar and first floor be protected with a one-hour rated material; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 51-78-A

APPLICANT—Weinberg and Kirshenbaum for Arthur J. Konapka, owner.

SUBJECT—Application February 2, 1978—appeal from a decision of the Borough Superintendent re-proposed increase in floor area for commercial use in frame building.

PREMISES AFFECTED—207 Nassau Avenue, northeast corner of Russell Street, Block 2655, Lots 40 and 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harold Weinberg, P.E.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 2, 1978, on Alt. Applic. #883/77, reads:

"1. Proposed change of use of residential floor area to commercial floor area in a frame building is contrary to C26-254.0 of B.C." and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated February 2, 1978, acting on Alt. Applic. #883/1977, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 50-78-BZ; and that all other laws, rules and regulations be complied with.

Adjourned: 1:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

## REGULAR MEETING

TUESDAY AFTERNOON, JUNE 6, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

## 672-77-SA

APPLICANT—Pyrotronics, A Division of Baker Industries, owner.

SUBJECT—Application October 25, 1977—Pyr-A-Lon 1301 Model Nos. HCU-125 and HCU-250.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

672-77-SA: Pyrotronics, A Division of Baker Industries, Cedar, Knolls, New Jersey, filed for approval of the Pyr-A-Lon 1301 Halon 1301 Fire Extinguishing System with HCU-125 and HCU-250 cylinders, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Halon fire extinguishing system.

DESCRIPTION: The extinguishing system uses Halon 1301 as the extinguishing agent. It provides automatic total flooding of Class A, B, and C fires. The two cylinder sizes available are 125 pounds and 150 pounds, maximum capacity. Two types of nozzles, 180° and 360°, are used. Automatic actuation by ionization smoke detector or thermal detector and manual actuation by mechanical or electrical means can be provided. Available accessories include discharge delay, abort control, and functions performed simultaneously with system actuation, such as closing of doors and dampers, opening and closing of electric circuits, sounding of alarms, lighting of warning or indicating lights, and initiating transmission of central station alarms. Provision is made for inter-connected reserve cylinders by the use of shuttle check valves in the system piping.

INSPECTION AND TEST: The extinguishing system has been tested and approved by Underwriters' Laboratories (File EX3140) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATION: The Committee on Test recommends the approval of the Pyr-A-Lon 1301 Fire Extinguishing Systems, with HCU-125 and HCU-250 on the following conditions:

1. All uses, locations, and installations of the equipment shall comply with all applicable requirements of the Building Code of the City of New York, Chapter 19 of the Administrative Code, and Fire Prevention Directive 3-74, with latest revisions.

2. Any abort delay system shall be limited to only smoke detector actuated systems.

3. All manual pull stations shall be provided with an override of the delay system which causes the Halon to dump immediately.

4. The components of the system shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 672-77-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.



# MINUTES

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

## 294-78-SM

APPLICANT—Lori Kay Products, Incorporated, owner.

SUBJECT—Fire retardant paper.

APPEARANCES—

For Applicant: Albert Haas.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
294-78-SM—Lori Kay Products, Incorporated, Paramus, New Jersey, filed for approval of Lori Kay flame retardant papers under the provisions of the Flameproofing Rules of the Board.

PROPOSED USE: Fire retardant paper.

DESCRIPTION: The paper, which is available in a variety of colors and weights, is treated with flame retardants and is used for displays and photographic backgrounds.

INSPECTION AND TEST: The paper was tested and approved in accordance with the Flameproofing Rules of the Board by the Better Fabrics Testing Bureau (Report No. 2766).

RECOMMENDATION: The Committee on Test recommends the approval of Lori Kay flame retardant papers under the provisions of the Flameproofing Rules of the Board. The paper shall be labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 294-78-SM."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

## 336-78-SM

APPLICANT—The Norton and Son, Incorporated for the Muralo Company, Incorporated, owner.

SUBJECT—Fire retardant paint.

APPEARANCES—

For Applicant: John V. Patrick.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
336-78-SM—The Norton and Son, Incorporated, Bayonne, New Jersey, for The Muralo Company, Incorporated, Bayonne, New Jersey, filed for approval of Muralo Fire Retardant Latex Flat Paint, No. 15, under the provisions of Article 5 and RS 5 of the Building Code of the City of New York.

PROPOSED USE: Fire retardant paint.

DESCRIPTION: The Latex fire retardant paint can be applied by brush, roller or spray to interior, non-rusting surfaces. It is scrubbable intumescent paint, available in white or, with the addition of inert colored pigments, 1000 other colors. The spreading rate per coat is 200 square feet of surface per gallon of paint. Two coats are required.

INSPECTION AND TEST: The paint was tested by Underwriters' Laboratories and achieved a flame spread rating of 15 and a smoke developed rating of 20.

RECOMMENDATION: The Committee on Test recommends the approval of Muralo Fire Retardant Latex Flat Paint, No. 15, under the provisions of Article 5 and RS 5 of the Building Code of the City of New York, on condition that all uses shall comply with the applicable requirements of the Building Code and the paint containers shall be labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 336-78-SM."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

## 337-78-SA

APPLICANT—Raisler Corporation, Raisler Sprinkler Division, owner.

SUBJECT—Automatic sprinkler system devices.

APPEARANCES—

For Applicant: Abec J. Kimmel.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.



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## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
337-78-SA: Raisler Corporation, Raisler Sprinkler Division,  
New York, filed for approval of Grimes sprinkler equipment  
(listed below) under the provisions of Article 17 and RS 17  
of the Building Code of the City of New York.

PROPOSED USE: Automatic sprinkler system devices.

DESCRIPTION: The system provides a range of sprinkler system parameters: wet or dry, sprinkler head orientation, orifice size, pipe size, temperature ratings, alarm devices, release devices, and maintenance devices. The available orientations of the heads are upright, pendent, sidewall, and concealed flush type. The orifice sizes are  $\frac{1}{2}$ " and  $\frac{17}{32}$ ". The pipe sizes range from 4" to 8". The temperature ratings range from 165° F. to 360° F. The devices are as follows:

1. Grimes—Model E Standard Upright, Pendent, Sidewall and Ceiling Pattern Flush Type Sprinklers.
2. Grimes—Model D  $\frac{17}{32}$ " Large Orifice Sprinklers.
3. Grimes—Model E Dry Pendent Sprinklers.
4. Grimes—Model A— $\frac{1}{4}$ ",  $\frac{5}{16}$ " and  $\frac{3}{8}$ " Open Sprinklers or Window Sprinklers.
5. Grimes—Model B-1 4", 6" and 8" Alarm Check Valves.
  - (a) Grimes Model A Retard Chamber
  - (b) Grimes Model B Pressure Alarm Switch
  - (c) Grimes Model B and C Water Motor Mechanical Alarm
  - (d) Grimes Model A Strainer.
6. Grimes—Model B 4" and 6" Dry Pipe Valve
7. Grimes—Model AB Accelerator—to hasten operation of multiple dry sprinkler heads.
8. Grimes Model A and AA Air Pressure Maintenance Device.
9. Grimes—Model SDB-1 and SDB-2 Sight Drains
10. Grimes—Sustained Alarm Pressure Switch—Grimes Type J27—Model 7202.

INSPECTION AND TEST: The sprinkler system devices have been tested and approved by Underwriters' Laboratories (Files Ex804, Ex873, Ex1269, Ex2007, Ex2185, Ex2380, Ex2478).

RECOMMENDATION: The Committee on Test recommends the approval of the Grimes automatic sprinkler system devices listed above under the provisions of Article 17 and RS17 of the Building Code of the City of New York on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code. The devices shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 337-78-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this *appliance* in accordance with the above report.

## 338-78-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Two hour fire rated non-combustible floor/ceiling assembly.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
338-78-SM: United States Gypsum Company, Tarrytown,  
New York, filed for approval of the two hour fire rated non-combustible floor/ceiling assembly described below under the provisions of Article 5 and RS 5 of the Building Code of the City of New York.

PROPOSED USE: Two hour fire rated non-combustible floor/ceiling assembly.

DESCRIPTION: The assembly consists of  $2\frac{1}{2}$ " thick normal weight concrete, 3000 psi nominal strength, on 28 gauge corrugated galvanized steel decking, with 6x6 10 gauge mesh. The decking is supported by 18 gauge steel joists,  $7\frac{1}{2}$ " deep, which are spaced 24" o.c. A base layer of  $\frac{5}{8}$ " thick Sheet-rock Firecode C is screw attached to the joists. An additional face layer is  $\frac{5}{8}$ " thick Sheetrock Firecode C is screw attached to the base layer and the joists.

INSPECTION AND TEST: The assembly was tested and approved with a two hour fire rating by the Consulting Engineers Group, Incorporated, Glenview, Illinois. Armand H. Gustaferrero, P. E., Registered Structural Engineer No. 2917, State of Illinois.

RECOMMENDATION: The Committee on Test recommends the approval of the two hour fire rated non-combustible floor/ceiling assembly described above, on condition that all plans for proposed installations of the assembly filed with the Department of Buildings shall show compliance with all applicable requirements of the Building Code, shall include graphic and illustrative material which satisfactorily represents the assembly as it is used, and shall state that the assembly is approved by the Board of Standards and Appeals for use in New York City under Calendar Number 338-78-SM.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,



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THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

## 339-78-SM

APPLICANT—Intertech Industries, Incorporated for Algonquin Mercantile Corporation, Coupco Division, owner.

SUBJECT—Couplings for grooved end pipe and fittings.

### APPEARANCES—

For Applicant: Joseph F. Gibbons.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the Correction on Test reads:

339-78-SM: Intertech Industries, Incorporated, Hawthorne, New Jersey, for Algonquin Mercantile Corporation, Coupco Division, Scarborough, Ontario, Canada, filed for approval of Couplex couplings under the provisions of Article 16 and RS 16 of the Building Code of the City of New York.

PROPOSED USE: Couplings for grooved end pipe and fittings.

DESCRIPTION: The mechanical couplings are used to join grooved end pipe and fittings. They are rated for water service of up to 300 psi working pressure. The materials are malleable or ductile iron bodies with rubber gaskets. The available sizes range from 1" to 14". The model numbers and configurations are as follows:

Model Nos. 3200, 3300, 3400, and 5300 Couplings  
2210, 2220, 2230, 2240 and 2410 Elbows  
2260 and 2270 Reducers  
2250, 2280, 2290, and 2420 Tees  
2310, 2320, 2315 Flanged Adapters  
2330, 2340, 2350 and 2360 Adapters (nipples)  
2300 Hose Nipples  
2370 Cross  
2380 and 2385 45° Laterals  
2390 True Y's  
2440 Adjustable Elbows  
2510 Split Flanges  
2500 Solid Flanges  
2400 Caps  
1280 Branch 'T's

INSPECTION AND TEST: The couplings have been tested and approved by Factory Mutual Research (Serial No. 25686) and by Underwriters' Laboratories of Canada (File CEx323).

RECOMMENDATION: The Committee on Test recommends the approval of the Couplex couplings listed above under the provisions of Article 16 and RS 16 of the Building Code of the City of New York on condition that all uses, locations, and installations of the couplings shall comply with the applicable requirements of the Building Code. The couplings shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 339-78-SM."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change

of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

## 587-75-SA

APPLICANT—The Reliable Automatic Sprinkler Company, Incorporated.

SUBJECT—Additional automatic sprinkler devices.

### APPEARANCES—

For Applicant: Edwin A. Sprunger.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

587-75-SA: Amendment to resolution to include additional automatic sprinkler devices.

The Reliable Automatic Sprinkler Company, Incorporated, Mount Vernon, New York, requested that the resolution adopted February 10, 1976 and amended February 22, 1977 under Calendar Number 587-75-SA be reopened and amended to include additional automatic sprinkler devices.

PROPOSED USE: Automatic sprinkler devices.

DESCRIPTION: The additional devices consists of automatic sprinkler heads and control valves. The heads provide a complete range of orifice size, temperature rating of the fusible link releases, adjustability of connections, and positioning (recessed, concealed, sidewall, etc.). The concealed heads use cover plates which do not affect the heat sensitivity. The models and valve specifications are as follows:

Automatic Sprinklers  
Model F Adjustable,  
Recessed  
Model G Adjustable,  
Recessed  
Model G1 Adjustable,  
Concealed  
Model G Intermediate,  
Level  
Model E Alarm Check Valve, 2½", 3", 4", 6" & 8"  
(Grooved and/or flanged connection)  
Model A Dry Pipe Valve 2½"  
(Grooved or Threaded connection)  
Model D Dry Pipe Valve 4" & 6"  
(Grooved and/or flanged connection)  
Model D Check Valve 4"  
(Grooved or Wafer connection)  
Model B Deluge Valve 4", 6"  
(Grooved and/or flanged connection)

INSPECTION AND TEST: The heads and valves have been tested and approved by Underwriters' Laboratories (Files EX454A, EX454B, EX744, EX1391, EX2838, EX3160).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 10, 1976 and



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amended February 22, 1977 under Calendar Number 587-75-SA be reopened and amended to include the additional automatic sprinkler heads and valves listed above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 241-74-SA

APPLICANT—Peerless Pump Division, An Indian Head Company, owner.

SUBJECT—Additional fire pump operator.

APPEARANCES—

For Applicant: William L. Smith.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

## 354-72-SA

APPLICANT—Mono-Therm Industries, Incorporated, owner.

SUBJECT—Additional insulation.

APPEARANCES—

For Applicant: Norman W. Needham.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

## 823-77-SM

APPLICANT—Booth Fire Escape, Limited, owner.

SUBJECT—Evacuation System.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed, applicant to be notified.

## 887-77-A

APPLICANT—Alphonse J. Calvanico for W and Z Development Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Montreal Avenue, west side, 146.70 feet south of Clarke Avenue, Block 4470, Lot 58, Oakwood, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commission Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1977, on N.B. Applic. #981/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(e) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 28, 1977 acting on N.B. Applic. #981/77 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 22, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 888-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—96 Clarke Avenue, southwest corner of Montreal Avenue, Block 4470, Lot 52, Oakwood, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commission Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1977 acting on N.B. Applic. #982/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of



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the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(e) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 28, 1977, acting on N. B. Applic. #982/77 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 22, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 889-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—100 Clarke Avenue, south side, 20.21 feet west of Montreal Avenue, Block 4470, Lot 50, Oakwood, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1977, on N.B. Applic. #983/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 28, 1977, acting on N.B. Applic. #983/77 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the

Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings marked, "Received November 22, 1977", 2 sheets, and that all laws, rules and regulations shall be complied with.

## 890-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—104 Clarke Avenue, south side, 61.95 feet west of Montreal Avenue, Block 4470, Lot 48, Oakwood, Borough of Staten Island.

APPEARANCES—

For Applicant: Daniel C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1977, on N.B. Applic. #984/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 28, 1977, acting on N.B. Applic. #984/77 Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 22, 1977", 2 sheets, and that all laws, rules and regulations shall be complied with.



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## 891-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—108 Clarke Avenue, south side, 103.88 feet west of Montreal Avenue, Block 4470, Lot 46, Oakwood, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1977, on N.B. Applic. #986/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 28, 1977, acting on N.B. Applic. #985/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 22, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 892-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—112 Clarke Avenue, south side, 144.49 feet west of Montreal Avenue, Block 4470, Lot 44, Oakwood, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1977, on N.B. Applic. #985/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 28, 1977, acting on N.B. Applic. #986/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 22, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 893-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—118 Clarke Avenue, south side, 185.11 feet west of Montreal Avenue, Block 4470, Lot 42, Oakwood, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1977, on N.B. Applic. #987/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Admin-



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istrative Building Code.”  
and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 28, 1977, acting on N.B. Applic. #987/77 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked “Received November 22, 1977”, 2 sheets and that all laws, rules and regulations shall be complied with.

## 894-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—122 Clarke Avenue, south side, 225.74 feet west of Montreal Avenue, Block 4470, Lot 40, Oakwood, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1977, on N.B. Applic. #988/77, reads:

“1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code.”

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 28, 1977, acting on N.B. Applic. #988/77 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required,

a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked “Received November 22, 1977”, 2 sheets and that all laws, rules and regulations shall be complied with.

## 931-77-A

APPLICANT—Alphonse J. Calvanico for Dora Homes, owner.

SUBJECT—Application December 6, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—467 Stafford Avenue, north side, 220.00 feet east of Nippon Avenue, Block 6318, Lot 56, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 29, 1977, on N.B. Applic. #1129/77 reads:

“1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code.”

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 29, 1977, acting on N.B. Applic. #1129/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked “Received December 6, 1977”, 2 sheets and that all laws, rules and regulations shall be complied with.

## 953-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.



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SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—151 McBaine Avenue, north-east corner of Maguire Avenue, Block 7028, Lot 36, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #1000/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 17, 1977, acting on N.B. Applic. #1000/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 954-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—141 McBaine Avenue, north side, 114.94 feet, east of Maguire Avenue, Block 7028, Lot 31, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commission Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #1001/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 17, 1977, acting on N.B. Applic. #1001/77. Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received November 22, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 955-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—131 McBaine Avenue, north side, 214.94 feet, east of Maguire Avenue, Block 7028, Lot 26, Woodrow Borough of Staten Island.

APPEARANCES—

For Applicant: Daniel C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commission Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #1002/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.



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*Resolved*, that the decision of the Borough Superintendent, dated November 17, 1977, acting on N.B. Applic. #1002/77. Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 956-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—121 McBaine Avenue, north side, 314.94 feet east of Maguire Avenue, Block 7028, Lot 21, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #1003/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 17, 1977, acting on N.B. Applic. #1003/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption

of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 957-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—111 McBaine Avenue, north side, 414.94 feet, east of Maguire Avenue, Block 7028, Lot 16, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #1004/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 17, 1977, acting on N.B. Applic. #1004/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 958-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—101 McBaine Avenue, north side, 207.84 feet east of Rossville Avenue, Block 7028, Lot 11, Woodrow, Borough of Staten Island.



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## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #1005/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 17, 1977, acting on N.B. Applic. #1005/77 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 959-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—91 McBaine Avenue, north side, 107.84 feet west of Rossville Avenue, Block 7028, Lot 6, Woodrow, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #1006/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property.

Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 17, 1977, acting on N.B. Applic. #1006/77 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 1 sheet and "May 31, 1978", 1 sheet and that all laws, rules and regulations shall be complied with.

## 960-77-A

APPLICANT—Alphonse J. Calvanico for Dormer Homes, owner.

SUBJECT—Application December 13, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—81 McBaine Avenue, northwest corner of Rossville Avenue, Block 7028, Lot 1, Woodrow, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1977, on N.B. Applic. #1007/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 17, 1977, acting on N.B. Applic. #1007/77 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained



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volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received December 13, 1977", 1 sheet and "May 31, 1978", 1 sheet and that all laws, rules and regulations shall be complied with.

## 24-78-A

APPLICANT—Albert Melniker for Craig Jones, owner.

SUBJECT—Application January 17, 1978—appeal from a decision of the Borough Superintendent re- proposed conversion of frame building from residential to commercial use.

PREMISES AFFECTED—706 Forest Avenue, south side, 92.12 feet east of North Burgher Avenue, Block 300, Lot 95, West Brighton, Borough of Staten Island.

### APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1978, on Alt. Applic. #207/77, reads:

"1. The proposed conversion of a residential building to a commercial building of wood frame construction when located within the fire limits is contrary to Sec. C26-403-1 and Table 4-1 of the Administrative Code."

and  
WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated January 5, 1978, acting on Alt. Applic. #207/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that two approved springler heads be provided within the enclosed stair from the first floor to the second floor, that approved smoke detectors be installed throughout the building, that a fire extinguisher be provided in the dark room, that the second floor dressing room have a fire escape with drop ladder to the side yard, that exit signs be provided to the stair leading to the first floor and the exterior; that all work shall be substantially completed within one year from the date of this resolution; and *on further conditions* that the building shall substantially conform to drawings marked received "January 17, 1978", 2 sheets and "June 2, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

## 42-78-A

APPLICANT—John T. O'Hagan, Fire Commissioner.

OWNER OF PREMISES—City of New York Health and Hospitals Corporation.

SUBJECT—Application January 30, 1978—for MODIFICATION OF CERTIFICATE OF OCCUPANCY #167338 re- Sprinkler System.

PREMISES AFFECTED—2601/79 Ocean Parkway, east side, 100 feet north of Shore Parkway, Block 7239, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: R. J. Ellis, F.D.

For Owner: A. Korb.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated January 23, 1978, to Modify C.O. #167338, reads:

"1. Application is hereby respectfully made to the Board of Standards and Appeals, in accordance with the provisions of Section 1804.4.c.6 of the City Charter, to modify a Certificate of Occupancy in relation to the following building:

2601-79 Ocean Parkway—Main Bldg., Coney  
Brooklyn, N. Y. 11235 Island Hospital"

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the application be *granted under certain conditions*;

*Resolved*, that the application of the Fire Commissioner for modification of the certificate of occupancy be and it hereby is *granted* and that the certificate of occupancy be modified to require an approved automatic sprinkler system be installed in the cellar areas used for the storage of X-ray negatives and the cellar storeroom used for storage of mattresses and other flammable materials; and that all other laws, rules and regulations applicable shall be complied with.

## 62-78-A

APPLICANT—Solomon Haselmuss for Cast Ten Ventures, Incorporation, Contract Vendee.

SUBJECT—Application February 8, 1978—appeal from a decision of the Borough Superintendent re- proposed cellar apartment.

PREMISES AFFECTED—361-365 Clinton Street, southeast corner of DeGraw Street, Block 333, Lot 9, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Solomon Haselmuss.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1978, on Alt. Applic. #464/77, reads:

"1. All new cellar apartments must open upon an adequate adjacent space, 30'-0" in its least dimension, located on the same lot as the dwelling or on a street or public place, as per D26-34.03 of the H. M. Code.

2. All apartments including cellar apartments must have required windows open onto either a street or lawful inner or outer court, side or rear yard with a minimum dimension of 30'-0" as per Sec. 26 and Sec. 34 Subd. 6 of the Multiple Dwelling Law."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 23, 1978, acting on Alt. Applic. #464/77, Objection Nos. 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that approved smoke detectors connected to an interior alarm be provided in all apartments and basement areas; that the easement and Declaration of Restriction to be filed with the County Clerk's



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Office as it applies to 367 Clinton Street, marked "Received May 19, 1978" will be fully complied with; that all work shall be substantially completed within one year from the date of this resolution; and *on further condition* that the building shall substantially conform to drawings, marked "Received February 8, 1978", 7 sheets, and "May 19, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 117-78-A

APPLICANT—Michael R. Zemsky for Salvador Giardina, owner.

SUBJECT—Application February 24, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—100 St. George Drive, southwest corner of Romer Road, Block 871, Lot 68, Todt Hill, Borough of Staten Island.

### APPEARANCES—

For Applicant: Vincent Sena.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 19, 1978, on N.B. Applic. #1533/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A) No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B) Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be *granted* under *certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated, January 19, 1978, acting on N.B. Applic. #1533/77, Objection No. 1A and B be and it hereby is *modified* under the powers vested on the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, *on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "February 24, 1978", 1 sheet; and that all laws, rules and regulations shall be complied with.

## 250-78-A

APPLICANT—Alphonse J. Calvanico for F. A. M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—81 Forrestal Avenue, east side, 400.31 feet north of Von Allen Avenue, Block 5673, Lot 72, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commission Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #256/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #256/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 251-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—85 Forrestal Avenue, East side, 360.23 feet North of Van Allen Avenue, Block 5673, Lot 70, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #257/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and



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WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #257/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets, and that all laws, rules and regulations shall be complied with.

## 252-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—89 Forrestal Avenue, East side, 320.15 feet North of Van Allen Avenue, Block 5673, Lot 68, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #258/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #258/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect

to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets, and that all laws, rules and regulations shall be complied with.

## 253-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—93 Forrestal Avenue, East side, 280.7 feet North of Van Allen Avenue, Block 5673, Lot 66, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #259/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #259/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets, and that all laws, rules and regulations shall be complied with.

## 254-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).



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PREMISES AFFECTED—97 Forrestal Avenue, East side, 240.00 feet north of Van Allen Avenue, Block 5673, Lot 64, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #260/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #260/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets, and that all laws, rules and regulations shall be complied with.

## 255-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—101 Forrestal Avenue, east side, 200 feet north of Van Allen Avenue, Block 5673, Lot 62, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #261/78, reads:

"1. The proposed building represents more than

one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #261/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets, and that all laws, rules and regulations shall be complied with.

## 256-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—Appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—105 Forrestal Avenue, east side, 160 feet north of Van Allen Avenue, Block 5673, Lot 60, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #262/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #262/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain



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2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets, and that all laws, rules and regulations shall be complied with.

## 257-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—109 Forrestal Avenue, east side, 120 feet north of Van Allen Avenue, Block 5673, Lot 58, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #263/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #263/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 258-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Forrestal Avenue, east side, 80 feet north of Van Allen Avenue, Block 5673, Lot 56, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #264/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #264/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 259-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—123 Forrestal Avenue, east side, 40 feet north of Van Allen Avenue, Block 5673, Lot 54, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,



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Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #265/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #265/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 260-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—123 Forrestal Avenue, northeast corner of Van Allen Avenue, Block 5673, Lot 50, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #266/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #266/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 261-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—26 McArthur Avenue, west side, 519.39 feet north of Van Allen Avenue, Block 5673, Lot 20, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #267/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #267/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a



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properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 262-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 McArthur Avenue, west side, 479.31 feet north of Van Allen Avenue, Block 5673, Lot 22, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #268/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #268/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 263-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—34 McArthur Avenue, west

side, 439.23 feet north of Van Allen Avenue, Block 5673, Lot 24, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #246/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc.

(See Cal. 250-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #246/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully place under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 264-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 McArthur Avenue, west side, 399.15 feet North of Van Allen Avenue, Block 5673, Lot 26, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant—David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #247/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc.

(See Cal. 250-78-A—same decision)

and



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WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #247/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 265-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—42 McArthur Avenue, west side, 359.07 feet North of Van Allen Avenue, Block 5673, Lot 28, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #248/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc.

(See Cal. 250-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #248/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be

located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 266-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—46 McArthur Avenue, west side, 318.99 feet North of Van Allen Avenue, Block 5673, Lot 30, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant—David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #249/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc.

(See Cal. 250-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #249/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 267-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—50 McArthur Avenue, west side, 278.93 feet North of Van Allen Avenue, Block 5673, Lot 32, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.



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ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #250/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc.

(See Cal. 250-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #250/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the side of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978," 2 sheets; and that all laws, rules and regulations shall be complied with.

## 268-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—56 McArthur Avenue, west side, 207.53 feet North of Van Allen Avenue, Block 5673, Lot 36, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #251/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc.

(See Cal. 250-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #251/78,

Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 269-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—62 McArthur Avenue, west side, 164.00 feet north of Van Allen Avenue, Block 5673, Lot 38, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #252/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc.

(See Cal. 250-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #252/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.



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## 270-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—66 McArthur Avenue, west side, 124.00 feet north of Van Allen Avenue, Block 5673, Lot 40, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Daved C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #253/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc.

(See Cal. 250-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #253/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 271-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 McArthur Avenue, west side, 84.00 feet north of Van Allen Avenue, Block 5673, Lot 42, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #254/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc.

(See Cal. 250-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #254/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully place under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 272-78-A

APPLICANT—Alphonse J. Calvanico for F.A.M. Construction Corporation, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 McArthur Avenue, west side, 44.00 feet north of Van Allen Avenue, Block 5673, Lot 44, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1978, on N.B. Applic. #255/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc.

(See Cal. 250-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated March 23, 1978, acting on N.B. Applic. #255/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the



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# MINUTES

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dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received April 11, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 19-78-A

APPLICANT—Hawkins, Delafield and Wood for S. C. Johnson and Son, Incorporated, owner.

SUBJECT—Application January 13, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Non-Aerosol Shout Laundry Soil and Stain Remover", in 22 ounce polyvinylchloride plastic vertically tapered; broad bottom with polyvinylchloride plastic top, container not in compliance with the regulations of the Administrative Code of the City of New York.

### APPEARANCES—

For Applicant: James P. O'Connor.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Defer decision to June 20, 1978, at 2 P.M., hearing closed.

## 52-78-A

APPLICANT—Alphonse J. Calvanico for Raymond Longobardi, owner.

SUBJECT—Application February 3, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—194 Edwin Street, south side, 240.48 feet west of Barclay Avenue, Block 6423, Lot 6, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision; hearing closed.

## 53-78-A

APPLICANT—Alphonse J. Calvanico for Judy Rifka, owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—331 Barclay Avenue, southeast corner of Sycamore Street, Block 6382, Lot 9, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision; hearing closed.

## 66-78-A

APPLICANT—McGee and Morsellino for Amoco Oil Company, owner.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- proposed use of self service gasoline pumps.

PREMISES AFFECTED—529 Utica Avenue, southwest corner of Rutland Road Block 4604, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision; hearing closed.

## 67-78-A

APPLICANT—McGee and Morsellino for Amoco Oil Company, Long-term lessee.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- proposed use of self service gasoline pumps.

PREMISES AFFECTED—1130 Pennsylvania Avenue, northwest corner of Flatlands Avenue, Block 4412, Lot 29 and 32, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

## 77-78-A

APPLICANT—Neil W. Talling for Chrysler Corporation, owner.

SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant-Part No. 4106784", in one (1) gallon oblong polyethelene with child proof polyporpelene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.

### APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Defer decision to June 20, 1978, at 2 P.M., at the request of the applicant, hearing closed.

## 78-78-A

APPLICANT—Neil W. Talling for Chrysler Corporation, owner.

SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant-Part No. 2932531", in one (1) gallon oblong polyethelene with child proof-polyporpelene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.

### APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred June 20, 1978, at 2 P.M., at the request of the applicant, hearing closed.

## 160-78-A

APPLICANT—Nicholas J. Salvadeo for Helen Abbruzzese, owner.

SUBJECT—Application February 28, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4707 Arthur Kill Road, southwest corner of Allentown Lane, Block 7614, Lot 20, Totenville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

Adjourned: 3:30 P.M.

ALAN D. GERSHUNY, *Executive Director*















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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

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York, N. Y. 10013.  
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Docket.

Notice of Hearing of Calendar.

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1978, Affecting Calendar Numbers—

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| 3-78-BZY  | 32-78-BZY | 116-78-A | 131-78-A |
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| 6-78-BZY  | 35-78-BZY | 870-77-A | 136-78-A |
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| 11-78-BZY | 697-77-A  | 944-77-A | 141-78-A |
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Correction Affecting Calendar Numbers—  
209-73-SA, 5-77-SA.



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# CALENDAR

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## DOCKET

*New Cases filed up to June 13, 1978*

**404-78-A**—B.Q.—219-02 Northern Boulevard, southeast corner of Springfield Boulevard, Block 7472, Lot 1, Bay-side, Borough of Queens, Alt. #1166/77, re- Proposed change from offices and day nursery and dwelling to professional offices, Cont. to Sec. C26-248.0 of Administrative Code.

**405-78-BZ**—B.Q.—248-04 South Conduit Avenue, southeast corner of Hook Creek Boulevard, Block 13623, Lots 1 and 6, Rosedale, Borough of Queens, Alt. #254/78, re- Proposed open accessory parking, Cont. to Secs. 25-10 and 25-53 ZR; open accessory parking spaces in front yard, Cont. to Sec. 23-44 ZR (Community Board #13Q).

**406-78-BZ**—B.Bx.—3176 East Tremont Avenue, west side, 59.27 feet north of Waterbury Avenue, Block 5350, Lot 64, Borough of The Bronx, Community Board #10Bx, N.B. #49/78, re- Proposed funeral establishment UG7 in C1-2 dist., Cont. to Sec. 32-10 ZR.

**407-78-BZ**—B.M.—147-151 East 45th Street, north side, 140 feet west of Third Avenue, Block 1300, Lot 28, Borough of Manhattan, Community Board #6M, Alt. #903/77, re- Proposed change from eating and drinking with restrictions to eating and drinking without restrictions, Cont. to Sec. 32-21 ZR.

**408-78-BZ**—B.B.—599-605 Crescent Street, southeast corner of Sutter Avenue, Block 4268, Lot 21, Borough of Brooklyn, Community Board #5BK, Alt. #386/78, re- structural alterations. Cont. to 52-22 ZR; no enlargement permitted, 52-40 ZR; non-conforming use in UG16, Cont. to 52-34 ZR.

**409-78-SA**—Bodine B 50 Fluorescent Emergency Ballasts, Models—B 50 N, B 50 F-48, B 50 F-96 and B 50 L, manufactured by The Bodine Company, Inc. Appliance.

**410-78-BZ**—B.B.—152 Remsen Street, 99 Clinton Street, southeast corner, Block 255, Lot 25, Borough of Brooklyn, Community Board #2BK, Alt. #195/78, re- Existing church to residence, office and stores, rear yard; windows, lot lines; windows, Cont. to Sec. 23-843 Z.R.

**411-78-A**—B.B.—152 Remsen Street, 99 Clinton Street, southeast corner, Block 255, Lot 25, Borough of Brooklyn, Alt. #195/78, re- Under M.D. Law all windows must open on a street, legal yard or court; two means of egress.

**412-78-BZ**—B.M.—168 Bank Street, 433/41 West Street, southeast corner, Block 638, Lot 4, Borough of Manhattan, Community Board #2M, Alt. #512/78, re- Proposed residence UG2 not permitted in M1-5 dist. Cont. to Sec. 42-00 Z.R.; structural alteration Cont. to Sec 52-22 Z.R.

**413-78-A**—B.M.—168 Bank Street, 433/41 West Street, southeast corner, Block 638, Lot 4, Borough of Manhattan, Alt. #512/78, re- proposed enlargement, additional story, Cont. to Sec. 277 MDL; proposed living rooms, ventilating, Cont. to Sec. 277 M.D.L.

**414-78-A**—B.S.I.—201 Noel Street, north side, 214.38' west of Holdridge Avenue, Block 6366, Lot 55, Annadale Borough of Staten Island, NB #653/78, re- Sec. 36, building not fronting on a legal street, General City Law; storm water disposal, Local Law #7.

**415-78-A**—B.S.L.—308 South Railroad Street, south side, 328.62' east of Lexa Place, Block 6324, Lot 175, Hugue-

not, Borough of Staten Island, N.B. #44/78, re- Storm water disposal, Local Law #7.

**416-78-A**—B.S.I.—318 South Railroad Street, south side, 244.63' east of Lexa Place, Block 6324, Lot 180, Huguenot, Borough of Staten Island, N.B. #45/78, re- Storm water disposal, Local Law #7.

**417-78-A**—B.S.I.—328 South Railroad Street, south side, 134.63' east of Lexa Place, Block 6324, Lot 185, Huguenot, Borough of Staten Island, N.B. #46/78, re- Storm water disposal, Local Law #7.

**418-78-A**—B.S.I.—340 South Railroad Street, southeast corner of Lexa Place, Block 6324, Lot 190, Huguenot, Borough of Staten Island, N.B. #47/78, re- Storm water disposal, Local Law #7.

**419-78-A**—B.S.I.—307 South Railroad Street, north side, 1008.80' west of Albee Avenue, Block 6324, Lot 201, Huguenot, Borough of Staten Island, N.B. #1/78, re- Storm water disposal, Local Law #7.

**420-78-A**—B.S.I.—317 South Railroad Street, north side, 1110.13' west of Albee Avenue, Block 6324, Lot 206, Huguenot, Borough of Staten Island, N.B. #2/78, re- Storm water disposal, Local Law #7.

**421-78-A**—327 South Railroad Street, north side, 1210.13' west of Albee Avenue, Block 6324, Lot 211, Huguenot, Borough of Staten Island, N.B. #3/78, re- Storm water disposal, Local Law #7.

**422-78-A**—B.S.I.—337 South Railroad Street, north side, 1310.13' west of Albee Avenue, Block 6324, Lot 216, Huguenot, Borough of Staten Island, N.B. #4/78, re- Storm water disposal, Local Law #7.

**423-78-A**—B.S.I.—347 South Railroad Street, north side, 1410.13' west of Albee Avenue, Block 6324, Lot 221, Huguenot, Borough of Staten Island, N.B. #5/78, re- Storm water disposal, Local Law #7.

**424-78-A**—B.Q.—34-20 11th Street (34-19 10th Street), west side, 166.16' north of 35th Avenue and 11th Street, Block 325, Lot 10, Long Island City, Borough of Queens, B.N. #1043/77, re- the use of this particular dryer (gas fired oven), at subject premises.

**425-78-BZ**—B.Bx.—1-7 West Burnside Avenue, 2051-57 Jerome Avenue, northwest corner, Block 3192, Lot 75, Borough of the Bronx, Community Board #5BX, Alt. #272/73, re- Proposed change of second floor to offices and light manufacturing. Cont. to Sec. 32-10 Z.R.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

**JULY 11, 1978, 10:00 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 11, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## SPECIAL ORDER CALENDAR

**91-78-A**

APPLICANT—Alphonse J. Calvanico for Raymond Establishment, owner.



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# CALENDAR

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SUBJECT—Application for consideration—to withdraw the application of February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of dry-wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—451 Pennsylvania Avenue, southwest corner of Rockwell Avenue, Block 2998, Lot 20, Rosebank, Borough of Staten Island.

864-76-A

APPLICANT—John T. O'Hagan, Fire Commissioner.  
OWNER OF PREMISES—Trustees of Columbia University.

SUBJECT—Application for consideration—to withdraw the application of December 13, 1976—for Modification of Certificate of Occupancy #59473 re- sprinkler system.

PREMISES AFFECTED—20-32 West Broadway, southwest corner of Park Place, Block 127, Lot 1, Borough of Manhattan.

23-58-BZ

APPLICANT—Ralph E. Leff for 76 Near 2nd Incorporated, owner.

SUBJECT—Application for consideration—to reopen and extend the term of variance which expired July 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in a retail use district, in an existing one story building, a motor vehicle repair shop limited to hand tools and light repairs only, excluding all collision work and heavy chassis and similar type work and requiring a permit if a torch is to be used.

PREMISES AFFECTED—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan. Community Board #8M.

726-76-BZ

APPLICANT—Dr. Daniel Dicker for Clearview Nursing Home; Ernest Dicker, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-1 district, the erection of an enlargement to the basement level and to provide a stair enclosure that increases the degree of non-compliance in floor area ratio of an existing nursing home.

PREMISES AFFECTED—157-12 18th Avenue, south side, 79.41 feet east of East 157th Street, 157-15 19th Avenue, Block 4748, Lot 5, Whitestone, Borough of Queens.

115-53-BZ

APPLICANT—Robert Swaybill and I. R. Krevor for David Arnold, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 7, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars awaiting to be serviced.

PREMISES AFFECTED—(official 252-12) 252-02/22 Union Turnpike, 252-01/19 80th Avenue, Block 8565, Lot 1, Borough of Queens. Community Board #11Q.

435-59-BZ

APPLICANT—Charles M. Spindler Associates for Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Super-

intendent; previously granted on conditions 7e and 7A of the Zoning Resolution, permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles with curb cut, business entrance, within 75 feet of a residence use district.

PREMISES AFFECTED—141-54 Northern Boulevard, southwest corner of Parsons Boulevard, Block 5012, Lot 45, Flushing, Borough of Queens. Community Board #7Q.

328-74-BZ

APPLICANT—Nathan Rutkin for City of New York Department of Public Works, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired July 23, 1976—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 72-01 (b) of the Zoning Resolution, permitting in an R2 district, the erection of a one story library that exceeds the permitted lot coverage and aggregate width of the street wall, encroaches on the required front yard and penetrates the sky exposure plane.

PREMISES AFFECTED—92-06 156th Avenue, southeast corner of 92nd Street, Block 13957, Lot 1, Howard Beach, Borough of Queens.

623-67-BZ

APPLICANT—Leonard F. Rothkrug for Gracie Towne House Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired November 8, 1977—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C2-8 and R8 district, at an existing eighteen story multiple dwelling, the addition to the uses to include transient parking for the unused and surplus tenants spaces.

PREMISES AFFECTED—401-407 East 89th Street, 1718-1726 First Avenue, northeast corner, Block 1569, Lot 1, Borough of Manhattan. Community Board #8M.

889-55-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for Sun Oil Company of Pennsylvania, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-13 to 69-25 (69-15 official) 164th Street, east side, 110 feet (120.02 feet) south of 69th Avenue, Block 6931, Lot 38, Flushing, Borough of Queens. Community Board #8Q.

348-57-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re- storage or inflammable mixture, 1500 gallon capacity; previously granted on condition.

PREMISES AFFECTED—54-56 Western Avenue, southwest corner of Richmond Terrace, Block 1400, Lot 1, Port Ivory, Borough of Staten Island.



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# CALENDAR

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## 541-68-BZ

APPLICANT—Lama and Vassalotti for Anthony B. Dacchille, long term lessee; Mobile Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires November 26, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 72-21 of the Zoning Resolution, permitting in a C1-2 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—1723 Richmond Road, north side, 1016.14 feet west of Four Corners Road, Block 887, Lot 7 (formerly Lots 7 and 13), Dongan Hills, Borough of Staten Island. Community Board #2SI.

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## 570-52-BZ

APPLICANT—Lama and Vassalotti for S and W Holding Corporation, lessee; Amoco Oil Company, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 24, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—60-11 Queens Boulevard, 44-01 to 44-07 60th Street, northeast corner, 44-02 to 44-06 61st Street and 60-02 44th Avenue, Block 1338, Lot 1, Borough of Queens. Community Board #2Q.

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## 850-76-A

APPLICANT—Andrew Tsarsis for Paul Castellano, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired February 22, 1978—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street; previously granted on condition.

PREMISES AFFECTED—6 Benedict Road, south side, 105 feet east of Buttonwood Road, Block 879, Lot 22, Todt Hill, Borough of Staten Island.

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## 851-76-A

APPLICANT—Andrew Tsarsis for Joseph Castellano, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired February 22, 1978—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street; previously granted on condition.

PREMISES AFFECTED—3 Buttonwood Road, northeast corner of Benedict Road, Block 881, Lot 344 (tentative), Todt Hill, Borough of Staten Island.

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## 131-77-A

APPLICANT—Andrew Tsarsis for Carl Gambino, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 3, 1978—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street; previously granted on condition.

PREMISES AFFECTED—1 Buttonwood Road, southeast corner of Hunt Lane, Block 881, Lot 280, Todt Hill, Borough of Staten Island.

## 171-78-BZ

APPLICANT—Leonard M. Simon for G. J. G. P. Management, contract vendee; Angelo Cestari as Executor of Amadeo Vilardim owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two story office building with accessory parking in the open area.

PREMISES AFFECTED—1535 Rockaway Parkway, east side, 155.75 feet south of Flatlands Avenue, Block 8205, Lots 22 and 28, Borough of Brooklyn.

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## ZONING CASES

### 940-77-BZ

APPLICANT—Donald J. Blum for 969 Park Corporation, owner.

SUBJECT—Application December 12, 1977—decision of the Borough Superintendent, under Sections 72-21 and 73-16 of the Zoning Resolution, to permit in an R10 district, within an existing multiple dwelling, the maintenance of an existing telephone supply depot.

PREMISES AFFECTED—969 Park Avenue, northeast corner of East 82nd Street, Block 1511, Lot 1, Borough of Manhattan. Community Board #8M.

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### 39-78-BZ

APPLICANT—Julius Stein for PTS Distributors, Incorporated, owner.

SUBJECT—Application January 26, 1978—decision of the Borough Superintendent, under Section 73-30 of the Zoning Resolution, to permit in a C1-9 district, the conversion of an existing Church into a four story motion picture production and television studio.

PREMISES AFFECTED—432/436 Third Avenue, northwest corner of East 30th Street, Block 886, Lot 43, Borough of Manhattan. Community Board #6M.

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### 188-78-BZ

APPLICANT—Natale R. Anzelmo, A.I.A. for Sturdy Wheel Alignment, owner.

SUBJECT—Application March 14, 1978—decision of the Borough Superintendent, under Sections 72-21, 11-412 and 11-413 of the Zoning Resolution, to permit in an R5 district the erection of a one story enlargement to the accessory structure to an automotive service station previously before the Board and the change in occupancy into an automobile repair shop.

PREMISES AFFECTED—1712-18 81st Street, southwest corner of New Utrecht Avenue, Block 6313, Lot 31, Borough of Brooklyn. Community Board #11BK.

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### 199-78-BZ

APPLICANT—Frank A. Vaccaro for Mr. and Mrs. Carl Caccese, owner.

SUBJECT—Application March 21, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the enlargement in area of an existing dwelling that increases the degree of non-compliance within the rear yard.

PREMISES AFFECTED—32 Hull Avenue, west side, 404.84 feet north of North Railroad Avenue, Block 3554, Lot 59, Grant City, Borough of Staten Island. Community Board #2S.I.



# CALENDAR

## 202-78-BZ

APPLICANT—Kenneth H. Koons for Louis F. Mohr, Jr., and Eleanor Reede, owners.

SUBJECT—Application March 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the construction and maintenance of a non-transient parking lot.

PREMISES AFFECTED—2899 Valentine Avenue, north side, 156 feet west of East 199th Street, Block 3305, Lots 48 and 50, Borough of the Bronx. Community Board #7BX.

## 279-78-BZ

APPLICANT—Frank P. Farinella for Hurley & Farinella for Davidim, A.G. Limited, owner.

SUBJECT—Application April 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, the erection of three additional stories upon an existing seven story commercial structure that increases the degree of non-compliance within the rear yard and penetration of the sky exposure plane.

PREMISES AFFECTED—144 East 44th Street, south side, 155 feet East of Lexington Avenue, Block 1298, Lot 45, Borough of Manhattan. Community Board #6M.

## 291-78-BZ

APPLICANT—Leonard F. Rothkrug for Central Federal Savings and Loan Association of Nassau County, owner, 3353 Construction Corporation, Contract Vendee.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the change in use of an existing two story and basement building from nursing home into a store and office building.

PREMISES AFFECTED—3353 to 3373 Nostrand Avenue, east side, 100 feet south of Avenue "T", Block 7335, Lot 96, Borough of Brooklyn. Community Board #15BK.

## 293-78-BZ

APPLICANT—John J. Tudda for Henry Phipps Plaza North, Incorporated, owner.

SUBJECT—Application April 19, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, in an existing fourteen story mixed building the change in use of a portion of the professional doctors offices into a commercial studio.

PREMISES AFFECTED—315 to 343 East 29th Street, north side, 200 feet east of Second Avenue and 340 East 30th Street, Block 935, Lot 13, Borough of Manhattan. Community Board #6M.

## 310-78-BZ

APPLICANT—Samuel Panzer for Lawrence A. Harris, owner, Harris Plywood, Incorporated, lessee.

SUBJECT—Application April 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district the erection of a one story enlargement to an existing woodworking factory previously before the Board.

PREMISES AFFECTED—115-10 thru 115-50 Dunkirk Street, north side, 240.30 feet east of Newburg Street, Block 10315, Lots 135, 137, 139, 141 and 156, St. Albans, Borough of Queens. Community Board #12Q.

## 313-78-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for 47th and 8th Avenue Realty Corporation, owner.

SUBJECT—Application April 28, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, the change in use of an existing one story building from a restaurant into an amusement arcade.

PREMISES AFFECTED—771-773 8th Avenue, northwest corner of West 47th Street, Block 1038, Lot 29, Borough of Manhattan. Community Board #4M.

## 341-78-BZ

APPLICANT—McGee and Morsellino for SABH Development Corporation, owner. Caldwell Amusement Corporation, lessee.

SUBJECT—Application May 9, 1978—decision of the Borough Superintendent, under Sections 73-35 and 72-21 and 72-01 (b) of the Zoning Resolution, to permit in a C4-2 district, within an existing shopping center, the change in use of one store into an amusement arcade.

PREMISES AFFECTED—1634 Bruckner Boulevard, southwest corner of Morrison Avenue, Block 3653, Lot 50, Borough of The Bronx. Community Board #9BX.

## 921-77-BZ

APPLICANT—Nicholas J. Salvadeo for Albert Davino, owner.

SUBJECT—Application November 30, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in and R3-2 district, on a plot with commercial uses, the reconstruction of retail stores with accessory parking in open area.

PREMISES AFFECTED—960 Richmond Avenue, west side, 74.98 feet south of Mansey Place, Block 1704, Lot 56, Port Richmond, Borough of Staten Island. Community Board # 1SI.

Laid over from June 6, 1978 for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

JULY 11, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 11, 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## 901-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7.)

PREMISES AFFECTED—173 McBaine Avenue, north side, 59.72' west of Maguire Avenue, Block 7045, Lot 153, Woodrow, Borough of Staten Island.

## 902-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—183 McBaine Avenue, north side, 159.72' west of Maguire Avenue, Block 7045, Lot 158, Woodrow, Borough of Staten Island.



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# CALENDAR

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## 903-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—193 McBaine Avenue, north side, 259.72' west of Maguire Avenue, Block 7045, Lot 163, Woodrow, Borough of Staten Island.

## 904-77-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application November 29, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—211 McBaine Avenue, north side, 359.72' west of Maguire Avenue, Block 7045, Lot 168, Woodrow, Borough of Staten Island.

## 49-78-A

APPLICANT—Jacob Leff for Michael Zaffarano, owner, TEL-A-GAY, Incorporated, lessee.

SUBJECT—Application February 1, 1978—appeal from a decision of the Fire Commissioner re- Removal of mattresses and beds from cubicles and all bamboo decorations.

PREMISES AFFECTED—218 West 49th Street and 1607 Broadway, southwest corner Block 1020, Lots 43 and 20, Borough of Manhattan.

## 163-78-A

APPLICANT—Albert Melniker for Jaak Medvedev, owner.

SUBJECT—Application March 1, 1978—appeal from a decision of the Borough Superintendent re- construction of a non fire rated exterior wall.

PREMISES AFFECTED—547 Rockaway Street, east side, 475.32 feet north of Clermont Avenue, Block 7864, Lot 77, Tottenville, Borough of Staten Island.

## 247-78-A

APPLICANT—Augustus A. Beekman—Fire Commissioner.

OWNER OF PREMISES: William N. Weidman.

SUBJECT—Application April 10, 1978—for modification of Certificate of Occupancy #Q106790 re- sprinkler system.

PREMISES AFFECTED—31-14 30th Avenue, south side, 50 feet west of 32nd Street, Block 615, Lot 37, Astoria, Borough of Queens.

## 273-78-A

APPLICANT—Alphonse J. Calvanico for Anthony Racanelli, owner.

SUBJECT—Application April 11, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—350 Forest Avenue, south side, 50.05 feet east of Oakwood Avenue, West New Brighton, Borough of Staten Island.

## 301-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45a Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

## 302-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45b Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

## 303-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45c Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

## 304-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45d Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

## 305-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45e Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

## 306-78-A

APPLICANT—Alphonse J. Calvanico for GMG Enterprises, owners.

SUBJECT—Application April 25, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45f Watchogue Road, east side, 178.09 feet north of Treetz Place, Block 457, Lot 24, Bloomfield, Borough of Staten Island.

## 331-78-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.  
OWNER OF PREMISES: 335 Greenwich Street Corporation.

SUBJECT—Application May 4, 1978—for Modification of Certificate of Occupancy #17251 re- sprinkler system.

PREMISES AFFECTED—335 Greenwich Street, 15 feet south of Jay Street (a.k.a. 20-24 Jay Street), Block 143, Lot 21, Borough of Manhattan.



# CALENDAR

342-78-A

APPLICANT—I.M.S.G. Systems, Incorporated, owner.  
SUBJECT—Application May 9, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Liquid Toner", in two and one half (2½) gallon Cubitainer low density polyethylene with polypropylene cap, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

400-78-A

APPLICANT—McGee and Morsellino for 148-08 New York Boulevard Company, owner.  
SUBJECT—Application May 31, 1978—appeal from a decision of the Borough Superintendent—proposed use of drywells for the disposal of storm water (Local Law #7).  
PREMISES AFFECTED—148-18 New York Boulevard, northwest corner of 148th Road, Block 13379, Lot 36, Jamaica, Borough of Queens.

630-56-GR

APPLICANT—Ronald A. Zweibel for International Bureau for Protection and Investigation.  
SUBJECT—Reopening for amendment of General Resolution—Relative to maintaining an elevator in readiness and a competent operator on premises to assist the Fire Department in gaining access during hours when building is normally closed (nights, Saturdays, Sundays and Holidays), this applies to buildings over 150 feet in height with sprinkler system having connection to Fire Headquarters through a central station, Section C19-164.0 and C26-1433.0 Administrative Code; General Resolution previously adopted.

ALAN D. GERSHUNY, *Executive Director*

**JULY 18, 1978, 10:00 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 18, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## SPECIAL ORDER CALENDAR

301-75-A

APPLICANT—Gabriel Nathan Associates for Breezy Point Cooperative, Incorporated, owner; Gerald J. Leib and Elizabeth H. Leib, lessee.  
SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired February 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legal street, use of splashblocks; previously granted on condition.  
PREMISES AFFECTED—109 Beach 214th Street, east side, 157.88 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens.

548-75-A

APPLICANT—Noah N. Sherman and Son for 1110 Third Avenue Corporation, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 24, 1978—appeal from a decision of the Borough Superintendent re-stairway enclosure; previously granted on condition.  
PREMISES AFFECTED—1114 Third Avenue, west side, 40.5 feet north of East 65th Street, Block 1400, Lot 134, Borough of Manhattan.

802-62-A

APPLICANT—M. Milton Glass for Retsam Realty Company, Incorporated, owner.  
SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 7, 1978—appeal from a decision of the Fire Commissioner re-elevator in readiness; previously granted on condition.  
PREMISES AFFECTED—36-38 West 25th Street, south side, 200 feet east of Avenue of the Americas, Block 826, Lot 63, Borough of Manhattan.

99-77-BZ

APPLICANT—Samuel H. Lindenbaum for 450 Park Avenue Associates, Long Term Lessee.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 7, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3CR district, in an existing 31 story commercial building, previously before the Board, the construction of an intermediate second floor level that creates non-compliance in floor area ratio.  
PREMISES AFFECTED—444-450 Park Avenue, south west corner of East 57th Street, Block 1292, Lots 36 to 40, Borough of Manhattan.

891-76-BZ

APPLICANT—Joseph Pell Lombardi for the MacIntyre Building Corporation, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5 district, in an existing ten story and tower structure, the conversion of a portion of the third floor, and the conversion of a portion of the third floor and fourth through eleventh floors into residential use.  
PREMISES AFFECTED—874 Broadway, northeast corner of East 18th Street, Block 847, Lot 24, Borough of Manhattan.

803-61-BZ

APPLICANT—Walter T. Gorman for Gulf Oil Corporation, owner.  
SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs with hand tools only, sale of accessories and the parking of more than five motor vehicles with a free standing sign.  
PREMISES AFFECTED—1416 Hylan Boulevard, 218 Reid Avenue, southeast corner, Block 3350, Lot 30, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

561-75-BZ

APPLICANT—Stroock and Stroock and Lavan for Lincoln Plaza Associates South, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 5, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-7L district, the erection of a thirty-two story plus penthouse mixed building that will have less than the required lot area per room.



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# CALENDAR

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**PREMISES AFFECTED**—1886-1896 Broadway, 23-25 West 62nd Street, northeast corner, 24-40 West 63rd Street, Block 1115, Lots 22, 43, 47 and 17, Borough of Manhattan.

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**1314-66-BZ—Vol. II**

**APPLICANT**—Ross, Suchoff-Taroff-Jason for Brasso Real Estate Company, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 and R2 district, the enlargement in area of the accessory parking facility for a restaurant previously before the Board.

**PREMISES AFFECTED**—161-50 Cross Bay Boulevard, northwest corner of 162nd Avenue, Block 14048, Lots 83, 81 and 80, Howard Beach, Borough of Queens.

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**86-68-BZ**

**APPLICANT**—Anthony M. Salvati for Helen Caracappa, owner.

**SUBJECT**—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 9, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, the erection of a one story building for use as a garage for more than five motor vehicles.

**PREMISES AFFECTED**—320 East 9th Street, south side, 225 feet east of 2nd Avenue, Block 450, Lot 15, Borough of Manhattan. Community Board #3M.

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**936-77-BZ**

**APPLICANT**—Samuel H. Lindenbaum for Park Tower Associates, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution permitting in a C5-3R district, the erection of a twenty five story store and office building that exceeds the permitted floor area ratio, penetrates the sky exposure plane and without the required accessory loading berth.

**PREMISES AFFECTED**—487-499 Park Avenue, southeast corner of East 59th Street, Block 1313, Lot 4, Borough of Manhattan. Community Board #5M.

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**855-76-BZ**

**APPLICANT**—Larry Meltzer for 152 East 28th Street Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired May 24, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, in an existing three story, basement and cellar mixed building, the erection of a two story and cellar enlargement to the floors occupied as a funeral establishment.

**PREMISES AFFECTED**—152 East 28th Street, south side, 124 feet west of Third Avenue, Block 883, Lot 55, Borough of Manhattan.

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**937-77-A**

**APPLICANT**—Samuel H. Lindenbaum for Park Tower Associates, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re- proposed openings in exterior

walls, located on side lot line; previously granted on condition.

**PREMISES AFFECTED**—487-499 Park Avenue, southeast corner of East 59th Street, Block 1313, Lot 4, Borough of Manhattan. Community Board #5M.

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**1055-64-BZ**

**APPLICANT**—WTFM Incorporated, lessee, Broadcasters Lakeville Manor, Ltd., sublessee; Bethpage Harding Associates, owner.

**SUBJECT**—Application for consideration—to reopen for reconsideration and review at the request of the Board of Standards and Appeals—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

**PREMISES AFFECTED**—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens. Community Board #1Q.

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**407-46-BZ—Vol. II**

**APPLICANT**—E. Richard Crino for 712 East 214th Street Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired April 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residential use district, the change in occupancy from storage and 2 family dwelling to light manufacturing, dresses on first floor and cellar, previously granted by the Board of factory use on 1st floor and accessory storage in cellar, permits and Certificate of Occupancy never obtained.

**PREMISES AFFECTED**—712 East 214th Street, south side, 119.03 feet east of White Plains Road, Block 4661, Lot 12, Borough of The Bronx. Community Board #12BX.

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**272-77-A**

**APPLICANT**—Fredric Neuwirth for American Broadcasting Companies, Incorporated, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires October 4, 1978 and for amendment—decision of the Borough Superintendent—Modification of Certificate of Occupancy #70476 re- sprinkler system; previously granted on condition.

**PREMISES AFFECTED**—57-69 West 66th Street, north side, 100 feet east of Columbus Avenue, Block 1119, Lot 5, Borough of Manhattan.

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## ZONING CASES

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**284-78-BZ**

**APPLICANT**—John J. Tudda for Society of the New York Hospital, owner.

**SUBJECT**—Application April 18, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in a C1-5 and R8 district, within an existing thirty-six story mixed building, the relocation of a bank facility from the cellar to the first floor within the residence portion of the site.



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# CALENDAR

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**PREMISES AFFECTED**—427-35 East 70th Street, 426-38 East 71st Street, and 1313-1323 York Avenue, west side, (entire Block), Block 1465, Lot 21, Borough of Manhattan. Community Board #8M.

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## 332-78-BZ

**APPLICANT**—Leonard F. Rothkrug for French and Polyclinic Medical School and Health Center, Incorporated, owner. (In Bankruptcy)

**SUBJECT**—Application May 5, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of a two building hospital complex into apartment that create non-compliance in lot area per room rear yard encroachment distance between building and between window and lot lines, and outer court regulation.

**PREMISES AFFECTED**—326-338 West 30th Street, south side, 312 feet west of Ninth Avenue, 325-329 West 29th Street, Block 753, Lot 56, Borough of Manhattan. Community Board #4M.

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## 350-78-BZ

**APPLICANT**—Max B. Schreiber for New York City Housing Authority, owner.

**SUBJECT**—Application May 12, 1978—decision of the Borough Superintendent, under Section 73-643 of the Zoning Resolution, to permit in an R6 district, within a housing development, the erection of a one story enlargement to an existing Community center previously before the Board that increases the degree of non-compliance in the lot area requirements.

**PREMISES AFFECTED**—1619 East 174th Street, Center of Superblock Bounded by East 174th Street, Bronx River Avenue and Harrod Avenue, Block 3886, Lot 2, Borough of The Bronx. Community Board #9BX.

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## 410-78-BZ

**APPLICANT**—Joel A. and/or Jean G. Miele for Jean Miele, owner.

**SUBJECT**—Application June 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-2 district, the conversion of an existing Church into a three story and cellar mixed building that creates non-compliance within the rear yard, outer court regulations and minimum distance between windows and lot lines.

**PREMISES AFFECTED**—152 Remsen Street and 99 Clinton Street, southeast corner, Block 255, Lot 25, Borough of Brooklyn. Community Board #2BK.

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## 411-78-A

**APPLICANT**—Joel A. or Jean G. Miele for Jean G. Miele, owner.

**SUBJECT**—Application June 7, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

**PREMISES AFFECTED**—152 Remsen Street and 99 Clinton Street, southeast corner, Block 255, Lot 25, Borough of Brooklyn.

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## 352-78-BZ

**APPLICANT**—Stein, Davidoff, Malito and Katz for C. and M. Holding Corporation, owner, N. Y. Skate Park Enterprise, lessee.

**SUBJECT**—Application May 12, 1978—decision of the Borough Superintendent, under Sections 72-21 and 73-35 of

the Zoning Resolution, to permit in an M3-1 district, the erection of two story structure for use or an amusement arcade and with a skateboard facility within an air supported structure.

**PREMISES AFFECTED**—1734 Shore Parkway, west side, 114.98 feet south of Bay Parkway, Block 6491, Lot 190, Borough of Brooklyn, Community Board #11BK.

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## 360-78-BZ

**APPLICANT**—McGee and Morsellino for Flushing Federal Savings and Loan and Estates of Harry and Leonard Miller, owners, McDonald's Corporation, lessee, Franchise Realty Interstate Corporation, Contract-Vendee.

**SUBJECT**—Application May 16, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, the erection of a one story restaurant with accessory parking and business sign in the residence district, with a sign that exceeds the permitted surface area and with a business entrance within fifty feet of intersecting street.

**PREMISES AFFECTED**—154-17 North Conduit Avenue, northeast corner of Rockaway Boulevard, Block 12310, Lots 1, 4 and 80, Jamaica, Borough of Queens. Community Board #12Q.

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## 327-78-BZ

**APPLICANT**—Nicholas J. Salvadeo for Mr. and Mrs. Ralph Carnesecchi, owners.

**SUBJECT**—Application May 4, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story enlargement to an existing two family dwelling that creates non-compliance in floor area ratio and open space ratio.

**PREMISES AFFECTED**—188 Woodward Avenue, west side, 199.63 feet south of South Gannon Avenue, Block 792, Lot 20, Borough of Staten Island. Community Board #2S.I.

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## 383-78-BZ

**APPLICANT**—H.M. Cole for Sutton House Associates, c/o William Farrell, owner.

**SUBJECT**—Application May 24, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R10 district, in an existing twelve story mixed building previously before the Board, the extension of the term of variance of the cellar level stores.

**PREMISES AFFECTED**—1153-67 York Avenue and 407-39 East 62nd Street, northwest corner, 420 East 63rd Street, Block 1457, Lot 17, Borough of Manhattan. Community Board #8M.

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## 613-77-BZ

**APPLICANT**—Joseph B. Raia for Ida Lo Bue, owner.

**SUBJECT**—Application September 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width, the erection of a one family dwelling that encroaches on the required front yard.

**PREMISES AFFECTED**—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

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## 614-77-A

**APPLICANT**—Joseph B. Raia for Ida Lo Bue, owner.



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# CALENDAR

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SUBJECT—Application September 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island.

Laid over from May 23, 1978, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

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JULY 18, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 18, 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## 436-78-SM

APPLICANT—The Fireside Shoppe Incorporated for El Fuego Corporation—factory built fireplaces.

## 441-78-SA

APPLICANT—Dor-O-Matic Division of Republic Industries, Incorporated—automatic sliding doors.

## 442-78-SA

APPLICANT—Pem All Fire Extinguishers Corporation—fire extinguisher system for self service gas stations.

## 98-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Roman Blum, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—126 Eylandt Street, south side, 307.01 feet west of Holdridge Avenue, Annadale, Borough of Staten Island.

## 99-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Roman Blum, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—132 Eylandt Street, south side, 274.38 feet east of Barclay Avenue, Block 6377, Lot 21, Annadale, Borough of Staten Island.

## 100-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Roman Blum, owner.

SUBJECT—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—138 Eylandt Street, south side, 214.38 feet east of Barclay Avenue, Block 6377, Lot 18, Annadale, Borough of Staten Island.

## 371-78-A

APPLICANT—Alphonse J. Calvanico for Roman Blum, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—116 Eylandt Street, south side, 187.01 feet west of Holdridge Avenue, Block 6377, Lot 30, Annadale, Borough of Staten Island.

## 372-78-A

APPLICANT—Alphonse J. Calvanico for Roman Blum, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City law re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—122 Eylandt Street, south side, 247.01 feet west of Holdridge Avenue, Block 6377, Lot 27, Annadale, Borough of Staten Island.

## 108-78-A

APPLICANT—James J. Trexel for E. I. du Pont de Nemours and Company, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Fire Commissioner re- packaging of flammable mixture known as "Du Pont Drive and Clean Gasoline Detergent", in twelve (12) fl. ounce cylindrical metal container with child resistant sealed pull tab closure, container not in compliance with the Regulations of the Administrative Code of the City of New York.

## 204-78-A

APPLICANT—I. Daniel Weisberg for 724 Fifth Avenue Realty, owner, Doubleday and Company, Incorporated, lessee.

SUBJECT—Application March 27, 1978—appeal from a decision of the Borough Superintendent re- proposed use of glass panel in elevator cab.

PREMISES AFFECTED—724 Fifth Avenue, west side, 50.5 feet north of West 56th Street, Block 1272, Lot 36, Borough of Manhattan.

## 239-78-A

APPLICANT—The Barcolene Company, owner.

SUBJECT—Application March 24, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Rite Aid Windshield Washer Anti-Freeze & Solvent" in one (1) gallon polyethylene container with child resistant closure, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

ALAN D. GERSHUNY, *Executive Director*



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, JUNE 13, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon May 31, 1978, were approved as printed in the Bulletin of June 8, 1978, Volume 63, Number 23.

222-62-A

APPLICANT—M. Milton Glass for Owen McGiven, Receiver.

SUBJECT—Application for extension of term of variance which expired April 16, 1978—Appeal from a decision of the Fire Commissioner re- elevator in readiness; previously granted on condition.

PREMISES AFFECTED—329-333 West 39th Street, north side, 315 feet east of Ninth Avenue, Block 763, Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.

ACTION OF BOARD—Application reopened and term of modification extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 16, 1963, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 13, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 16, 1963 as amended through April 9, 1968 only as to the term of the modification, so that as amended this portion of the resolution shall read:

"Granted for a term of ten years from the date of this amended resolution, *on condition* that an approved agency, namely Quick Response Service be permitted to perform the service, and that the records and reports required by the Fire Department shall be maintained; that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board under Calendar No. 630-56-GR; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the term of this modification shall automatically lapse if the service is discontinued." (F.D. decision dated February 26, 1962)

399-62-A

APPLICANT—M. Milton Glass for 1537 Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 21, 1978—Appeal from an order and a decision of the Fire Commissioner re- elevator in readiness; previously granted on condition.

PREMISES AFFECTED—15 West 37th Street, north side, 325 feet west of Fifth Avenue, Block 837, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.

ACTION OF BOARD—Application reopened and term of modification extended.

THE VOTE—

Affirmative: Chairman Fossella; Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 21, 1963, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 13, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 21, 1963 as amended through April 9, 1968 only as to the term of the modification, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, *on condition* that an approved agency, namely Quick Response Service be permitted to perform the service, and that the records and reports required by the Fire Department shall be maintained; that the service shall be maintained in accordance with the requirements of the general resolution adopted by the Board under Calendar No. 630-56-GR; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the term of this modification shall automatically lapse if the service is discontinued." (F.D. decision dated April 5, 1962)

389-37-BZ

APPLICANT—Annie Fiore and Dr. Jack J. Forest, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting partly in a residence use district the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—31-08 to 31-12 45th Street, 44-09 Newton Road and 44-16 31st Avenue, south side, 1.01 feet west of 45th Street, Block 710, Lots 6, 18, 19, 20, 21 and 22, Long Island City, Borough of Queens. Community Board #1Q.

APPEARANCES—

For Applicant: Charles Brady and Georgette Fiore.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 5, 1938, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 13, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 5, 1938 as amended through April 10, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . . ; on condition that a full width sidewalk be installed along the 31st Avenue and 45th Street frontages, and that bumpers are to be installed as required; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Misc. 4868-40)

22-52-BZ

APPLICANT—McGee and Morsellino for Harrington Walters, owner.



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SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 7, 1977—decision of the Borough Superintendent; previously granted on condition under Section 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the change in occupancy from sale and display of more than five motor vehicles, to permit the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—200-15 Northern Boulevard, 43-02 to 43-08 201st Street, northwest corner and 200-10 to 200-20 43rd Avenue, Block 6261, Lot 30, Flushing, Borough of Queens. Community Board #11Q.

## APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and term of variance extended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 7, 1952, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 13, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 7, 1952 as amended through October 17, 1967 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of one year from June 13, 1978, . . . ; to do all the work as required, and that upon submitting satisfactory evidence showing that the work has been done then the Board will consider in granting the requested ten year term; that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 6752-51)

## 584-52-BZ

APPLICANT—Lama and Vassalotti for Thomas Van Ripper, owner.

SUBJECT—Application for extension of term of variance which expired April 7, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale and storage of accessories and office.

PREMISES AFFECTED—39-03 Bell Boulevard and 213-02 to 213-12 39th Avenue, southeast corner, Block 6241, Lot 13, Bayside, Borough of Queens. Community Board #11Q.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 7, 1953, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 13, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April

7, 1953 as amended through June 25, 1968 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the sidewalk and curbs be repaired where required; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 4267-52)

## 692-52-BZ and 477-69-BZ

APPLICANT—Hein, Waters, Klein and Feder for John McCarthy, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired December 16, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f, 7i and 7h of the Zoning Resolution, permitting in a residence and business use district, the erection and maintenance of a structure to be used as an auto showroom, motor vehicle repair shop, storage garage and office for authorized car dealer, with accessory parking in open portion of plot located in residence use district and with a business entrance (curb cut) in residence use portion of plot.

PREMISES AFFECTED—209-34 and 209-50 Northern Boulevard, south side, 250 feet east of Oceania Street, Block 7309, Lots 15 and 18 (formerly Lot 15) Bayside, Borough of Queens. Community Board #11Q.

## APPEARANCES—

For Applicant: Irwin G. Klein

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, these applications were granted by the Board on December 16, 1952 for Cal. No. 692-52-BZ and on November 5, 1969 for Cal. No. 477-69-BZ; and

WHEREAS, a public hearing was held on these applications on June 13, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on December 16, 1952 as amended through January 23, 1968 only as to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, that . . . ; A Certificate of Occupancy shall be issued to cover both addresses 209-34 and 209-50 Northern Boulevard, to indicate Cal. Nos. 692-52-BZ and 477-69-BZ and Lot numbers 15 and 18; on condition that

1. High intensity lights on used car lot will be tilted away from residential structures.

2. That all outside speakers for the use of playing music will be removed.

3. On the rear of 209-30 Northern Boulevard, the fence will be repaired and dense shrubbery will be planted.

4. At the 45th Road gate a speed bump strip will be installed and a stop sign will be placed to avoid speed. The Service Manager will instruct employees against speeding.

5. Testing of cars will be eliminated south of Northern Boulevard.



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6. Parking on Northern Boulevard sidewalk will be eliminated.

That the premises shall substantially conform to drawings marked received June 9, 1978—one sheet; and that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution. (N.B. 474-52)

724-57-BZ

APPLICANT—Peter H. Galasso, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—921 Mace Avenue, northwest corner of Radcliff Avenue, Block 4445, Lots 1 and 66, Borough of The Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Peter H. Galasso.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 22, 1958, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 13, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 22, 1958 as amended through July 10, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . . ; on condition that bumpers be installed in compliance with the rules and regulation of the Department of Buildings; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution. (Alt. 798-57)

141-58-BZ

APPLICANT—Frederick A. Ketcher for Halmac Realty Corporation, owner.

SUBJECT—Application for consideration—to reopen and extend the term of variance which expired October 15, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7c and 7h of the Zoning Resolution, permitting in a residence use district, an extension to the existing legal funeral parlor and undertaking establishment with patron parking of more than 5 cars.

PREMISES AFFECTED—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of The Bronx. Community Board #7BX.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened, term of variance extended and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, a public hearing was held on this application on June 13, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 22, 1958, as amended through July 16, 1968, by adding thereto:

"that this variance shall continue for a term of ten years from October 15, 1978; that two chain barriers across the yard openings may be used in lieu of the gates as required, substantially as shown on revised drawing of proposed conditions marked 'Received May 4, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 171-58)

1148-65-BZ

APPLICANT—Charles M. Spindler Associates for Joseph and Lilly Caputo, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 73-211 of the Zoning Resolution, to permit in a C2-1 district, the erection and maintenance of an automotive service station with accessory uses.

PREMISES AFFECTED—1091 Hylan Boulevard, northwest corner of Steuben Street, Block 3229, Lot 63, Gramere, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: B. J. Amato.

ACTION OF THE BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1966, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 15, 1966 as amended through May 20, 1975 by adding thereto:

"that the premises may be rearranged substantially as shown on revised drawings of proposed conditions marked 'Received June 8, 1978'—two sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 104-74)

75-70-BZ

APPLICANT—Atkin and Gibson for Luke Corcione, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Super-



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intendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, the erection of a one story building for use as a motor vehicle repair shop.

PREMISES AFFECTED—3231 White Plains Road, west side, 220.03 feet north of Burke Avenue, Block 4595, Lot 40, Borough of The Bronx. Community Board #12BX.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 16, 1970, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 16, 1970, as amended through March 16, 1976, by adding thereto:

"that the premises 3237 White Plains Road may be used as a showroom for used cars without repairs on the first floor in accordance with Section 52-35 of the Zoning Resolution, substantially as shown on revised drawing of proposed conditions marked 'Received April 17, 1978'—one sheet; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 180-71) and (N.B. 402-69)

577-74-BZ

APPLICANT—Sheldon Lobel for John T. Elsasser, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a two family dwelling that encroaches on the required side and rear yards.

PREMISES AFFECTED—62-25 65th Street, east side, 225 feet south of 62nd Avenue, Block 2773, Lot 27, Middle Village, Borough of Queens. Community Board #5Q.

## APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 28, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 28, 1975 as amended through September 7, 1977 by adding thereto:

"that the premises may be rearranged substantially as shown on revised drawings of proposed conditions marked 'Received June 8, 1978'—five sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 465-74)

578-74-BZ

APPLICANT—Sheldon Lobel for John T. Elsasser, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a two family dwelling that encroaches on the required rear yard.

PREMISES AFFECTED—62-27 65th Street, east side, 251.1 feet south of 62nd Avenue, Block 2773, Lot 26, Middle Village, Borough of Queens. Community Board #5Q.

## APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 28, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 28, 1975, as amended through September 7, 1977, by adding thereto:

"that the premises may be rearranged substantially as shown on revised drawings of proposed conditions marked 'Received June 8, 1978'—five sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 464-74)

579-74-BZ

APPLICANT—Sheldon Lobel for John T. Elsasser, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a two family dwelling that encroaches on the required side and rear yards.

PREMISES AFFECTED—62-29 65th Street, east side, 273.5 feet south of 62nd Avenue, Block 2773, Lot 25, Middle Village, Borough of Queens. Community Board #5Q.

## APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 28, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 28, 1975 as amended through September 7, 1977 by adding thereto:

"that the premises may be rearranged substantially as shown on revised drawings of proposed conditions marked 'Received June 8, 1978'—five sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 463-74)



# MINUTES

## 501-76-BZ

APPLICANT—Samuel J. Kisseloff for 117 West 58th Street Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the conversion of a four story building from public dwelling into Class A apartments with a retail store on the first floor.

PREMISES AFFECTED—135 Christopher Street, north side, 106.9 feet west of Hudson Street, Block 630, Lot 51, Borough of Manhattan. Community Board #2M.

### APPEARANCES—

For Applicant: Alan S. Kisseloff, R. Neil Guertin, J. Yuranich and Charles G. Gee.

For Opposition: Doris Diether. Community Board #2M.

ACTION OF THE BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

WHEREAS, this application was granted by the Board on October 5, 1976, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 5, 1976 by adding thereto:

"That the premises (1st floor only) may be rearranged, and to permit an eating and drinking establishment with a four-stool L-shape service bar as a waiting area for restaurant patrons, substantially as shown on revised drawing of proposed conditions marked 'Received May 5, 1978'—one sheet; *on condition* that this use be limited to the present lessee (Trilogy Restaurant Corp., R. Neil Guertin, Pres. and Charles Gee, Asst. Secy.) only; and that the premises will not be used as a discotheque or any live entertainment; and that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 323-76)

## 551-76-BZ

APPLICANT—Samuel H. Lindenbaum for Good Deal Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 19, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5A district, in conjunction with the conversion of an eight story building from manufacturing and commercial occupancy into joint living working quarters for artists that exceed the permitted size.

PREMISES AFFECTED—141-145 Wooster Street, west side, 170 feet south of West Houston Street, Block 515, Lot 31, Borough of Manhattan.

### APPEARANCES—

For Applicant: Howard A. Zipser, Doris Diether, C.B. #2M and Gerald M. Daul.

ACTION OF BOARD—Application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 19, 1977, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 326-76)

## 221-77-A

APPLICANT—Lama and Vassalotti for Utopia Associates, owner; Mobil Oil Corporation, long term lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re-proposed change of use from automotive service station to self service gasoline station; previously granted on condition.

PREMISES AFFECTED—181-08 Horace Harding Expressway, southeast corner of Utopia Parkway, Block 7070, Lot 2, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., Special Order Calendar for continued hearing, additional information to be submitted.

## 807-52-BZ

APPLICANT—Lama and Vassalotti for Bill Wolf Petroleum Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 14, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in the local retail use portion of a lot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting in the parking and storage of motor vehicles on unbuilt portion of lot.

PREMISES AFFECTED—140-20 Farmers Boulevard and 174-25 to 174-33 142nd Avenue, northwest corner, Block 12592, Lot 315, Hollis, Borough of Queens. Community Board #12Q.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

## 1045-67-BZ—Vol. II

APPLICANT—McGee and Morsellino for Bond Motors, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 12, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R2 district, the construction and maintenance of an accessory parking for an adjoining commercial establishment.

PREMISES AFFECTED—160-11 92nd Street, southeast corner of 160th Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens. Community Board #10Q.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.



# MINUTES

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

414-74-BZ

APPLICANT—Paul Gugliotta for W25130 Realty Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 25, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5 district, in an existing 16 story commercial building, the conversion of several floors into residential use.

PREMISES AFFECTED—251-255 West 30th Street, north side 200 feet east of Eighth Avenue, Block 780, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Gugliotta.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., Special Order Calendar for continued hearing, additional information to be submitted.

237-76-BZ

APPLICANT—Irving E. Minkin, Acting Commissioner, Department of Buildings.

OWNER OF PREMISES—27-67 122nd Street Realty Corporation.

SUBJECT—Application for consideration—reopening to rescind the resolution of July 13, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the enlargement in lot area and floor area of an existing catering and cabaret establishment and the use of the second floor addition as an accessory beauty parlor.

PREMISES AFFECTED—25-67 to 25-71 College Point Causeway, east side, 100 feet north of 26th Avenue, Block 4260, Lots 61 and 62, College Point, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Charles J. Spindler and Frieda Russo.

For Opposition: Sebert J. Marlo, Raymond L. Casey, John Zefferio and Assemblyman John G. Lopresto.

ACTION OF BOARD—Application reopened for hearing.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., Special Order Calendar, for continued hearing; additional information.

282-77-BZ

APPLICANT—Harold Herman for Solita N. Herman, as Trustee.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-1 district the erection of six additional stories upon a two story garage structure and the conversion into a multiple dwelling that creates noncompliance in floor area ratio, open space ratio, penetrates the sky exposure plane and accessory parking.

PREMISES AFFECTED—320-330 East 22nd Street, south side, 220 feet west of First Avenue, Block 927, Lot 38, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: Harold Herman.

ACTION OF BOARD—Laid over to June 20, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

73-77-BZ

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of the second through twelve floors from lofts into joint living/working quarters.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Paul Gugliotta.

For Opposition: None.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

74-77-A

APPLICANT—Paul Gugliotta for 22nd Street Loft Enterprises, owner.

SUBJECT—Application February 10, 1977—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 22nd Street, south side, 279.75 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Gugliotta.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for continued hearing, additional information to be submitted.

828-77-BZ

APPLICANT—Sheldon Lobel for MTM Printing Company, Incorporated, owner.

SUBJECT—Application November 9, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, the erection of a one story enlargement to an existing printing establishment that increases the degree of non-conformity.

PREMISES AFFECTED—23-21 College Point Boulevard, east side, 181.62 feet south of 23rd Avenue, Block 4226, Lot 17, College Point, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Sheldon Lobel and Ralph Brescia.

For Opposition: Marie V. Kaminez, Assemblyman John G. Lopresto, Lucille Arena and Lucille McCarthy.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for decision, hearing closed.

970-77-BZ

APPLICANT—Frank A. Vaccaro for Holly Hill Recreation Center, owner.

SUBJECT—Application December 16, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-1 and R3-2 district, the enlargement in area of an existing swimming pool, sports, garden and trailer establishment and the addition to the uses to include trailer repairs and the reduction in the accessory parking area.



# MINUTES

PREMISES AFFECTED—1430 Richmond Avenue, northwest corner of Lander Avenue, Block 1594, Lot 10, Bulls Head, Borough of Staten Island. Community Board #2S.I.

## APPEARANCES—

For Applicant: Frank A. Vaccaro and A. Aubrey.

For Opposition: None.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for decision; hearing closed.

## 971-77-A

APPLICANT—Frank A. Vaccaro for Holly Hill Recreation Center, owner.

SUBJECT—Application December 16, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1430 Richmond Avenue, northwest corner of Lander Avenue, Block 1594, Lot 10, Bulls Head, Borough of Staten Island.

## APPEARANCES—

For Applicant: Frank A. Vaccaro and A. Aubrey.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for decision; hearing closed.

## 13-78-BZ

APPLICANT—M. Martin Elkind for Bernard Huttner, owner.

SUBJECT—Application January 10, 1978—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R-4 district the erection of a one story enlargement to plumbing supply establishment with accessory storage of supplies.

PREMISES AFFECTED—144-20/22 Liberty Avenue, south side, 75.07 feet west of Inwood Street, Block 10043, Lots 6 and 9, Jamaica, Borough of Queens. Community Board #12Q.

## APPEARANCES—

For Applicant: M. Martin Elkind and John McRon C.B. #12Q.

For Opposition: Mrs. Mary Rooney.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for decision; hearing closed.

## 25-78-BZ

APPLICANT—Alfonso S. D'Elia for Drs. Kastenbaum and Berger, owners.

SUBJECT—Application January 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-5 district the erection of a one story enlargement to a community facility structure that encroaches on the required front and side yards.

PREMISES AFFECTED—551 Crescent Street, southeast corner of Belmont Avenue, Block 4252, Lot 20, Borough of Brooklyn. Community Board #5BK.

## APPEARANCES—

For Applicant: Alfonso S. D'Elia.

For Opposition: Wai L. Chung.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for decision, hearing closed.

## 165-78-BZ

APPLICANT—Sheldon Lobel for No-Doe Corporation, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-5 district the erection of a one story enlargement to an automobile supply and parts establishment that increases the degree of non-conformity.

PREMISES AFFECTED—22-23 and 22-25 Steinway Street, east side, 200 feet south of Ditmars Boulevard, Block 795, Lots 21, and 24, Astoria, Borough of Queens. Community Board #1Q.

## APPEARANCES—

For Applicant: Sheldon Lobel and Frank Festa.

For Opposition: Assemblyman John G. Lopresto, John Hartofilis and others.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for hearing.

## 195-78-BZ

APPLICANT—Leonard F. Rothkrug for Kenmore Holding Corporation, owner.

SUBJECT—Application March 20, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district in an existing thirteen story factory structure the conversion of the seventh through thirteenth floors into a multiple dwelling.

PREMISES AFFECTED—344/48 West 38th Street, south side, 150 feet east of 9th Avenue, Block 761, Lot 59, Borough of Manhattan. Community Board #4M.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and Michael Abeloff.

For Opposition: None.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for decision; additional information; hearing closed.

## 196-78-A

APPLICANT—Leonard F. Rothkrug for Kenmore Holding Corporation, owner.

SUBJECT—Application March 20, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law (rear yard).

PREMISES AFFECTED—344/48 West 38th Street, south side, 150 feet east of Ninth Avenue, Block 761, Lot 59, Borough of Manhattan.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and Michael Abeloff.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for decision; additional information; hearing closed.

## 829-77-BZ

APPLICANT—Leonard F. Rothkrug for Joseph Palermo and Carmine Rozzo, owners, Jack LaLanne Staten Island Health Spa, Incorporated, lessee.

SUBJECT—Application November 9, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of a one story building for use as a physical culture establishment with accessory parking in open area.

PREMISES AFFECTED—1660 Richmond Avenue, west side, 143.54 feet north of Victory Boulevard, Block 2236, Lot 133, Bull's Head, Borough of Staten Island. Community Board #2S.I.

## APPEARANCES—

For Applicant—Leonard F. Rothkrug.

For Opposition: None.

For Administration: Priscilla Ross and Nancy D. Rosan, C.P.C.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 2, 1978, after due notice by publication in the Bulletin; laid over to May 16, 1978; then to May 31, 1978; then to June 13, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated October 11, 1977, acting on N.B. Applic. #1139/1977, reads:

"C1. Proposed physical culture establishment, U.G. 9, in a C1-2 district is contrary to Section 32-18 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of John J. Walsh, P.E. and John B. Cincotta; and

WHEREAS, the premises is adjacent to a small shopping center on one side and an automobile service station on the other side; and

WHEREAS, the City Planning Commission has no objection to this variance if certain traffic patterns are followed; and

WHEREAS, the Richmond Estates Civic Association has recommended approval; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of a one-story building for use as a physical culture establishment with accessory parking in the open area *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received November 9, 1977", 6 sheets; *on further condition* that the owner complies with the recommendations of the Department of Transportation relating to entrances and exits to the parking facility; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 830-77-A

APPLICANT—Leonard F. Rothkrug for Joseph Palermo and Carmine Rozzo, owners, Jack LaLanne Staten Island Health Spa, Incorporated, lessee.

SUBJECT—Application November 9, 1977—filed pursuant to Section 36 of the General City Law re- proposed parking in the bed of a mapped street.

PREMISES AFFECTED—1660 Richmond Avenue, west side, 143.54 feet north of Victory Boulevard, Block 2236, Lot 133, Bull's Head, Borough of Staten Island.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Priscilla Ross and Nancy D. Rosan, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 11, 1977, on N.B. Applic. #1139/77, reads:

"C-2 Accessory parking as required by Section 36-21 of the Zoning Resolution is not provided in that it is partially shown in the bed of a mapped street (Paul-

ing Ave.) which is contrary to Section 36 of the General City Law which requires that Paulding Ave. be fully improved.

C-3 The proposed parking in the bed of a mapped street is contrary to Section 36 of the General City Law."

and  
WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 11, 1977, acting on N.B. Applic. #1139/77, Objection Nos. C2 and C3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 829-77-BZ; and that all other laws, rules and regulations be complied with.

## 836-77-BZ

APPLICANT—Shael Shapiro for Shapiro Lawn Associates Architects for 147 West 22nd Street Corporation, owner.

SUBJECT—Application November 14, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing ten story building, the conversion of the third through tenth floors from factories into apartments.

PREMISES AFFECTED—147-149 West 22nd Street, north side, 249.6 feet east of Seventh Avenue, Block 798, Lot 17, Borough of Manhattan. Community Board #4M.

## APPEARANCES—

For Applicant: Shael Shapiro.

For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 11, 1978, after due notice by publication in the Bulletin; laid over to April 25, 1978; then to May 23, 1978; then to June 13, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1977, acting on Alt. Applic. #680/1977, reads:

"1. Proposed change of use from factory U.G. 17 to residential Class "A" apartments in M1-5 is not permitted as of right as per Section 42-00 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of two Commissioners, John J. Walsh, P.E. and Harry M. Carroll, P.E.; and

WHEREAS, the proposed number of rooms is below that permitted in the abutting C6-4 district for residential use; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing 10-story building, the conversion of the third through tenth floors from factories into apartments *on condition* that all work shall substantially conform to drawings as they apply



# MINUTES

to the objection, above noted, filed with this application, marked "Received November 14, 1977", 3 sheets, and "May 19, 1978", 14 sheets; *on further condition* that an approved smoke detection device be installed; that the exits comply with Section 7B of the Multiple Dwelling Law to the satisfaction of the Department of Buildings; that the existing sprinkler system be revised for the new occupancy and properly maintained; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 928-77-BZ

**APPLICANT**—Leonard F. Rothkrug for Robert Ho Wong and Ping Shew Wong, owner, U-Haul Company of Metro New York, Incorporated, lessee.

**SUBJECT**—Application December 6, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a plot previously before the Board, the change in occupancy of an existing one story building from store into truck and trailer rental establishment with accessory motor repair and storage.

**PREMISES AFFECTED**—144-01 Liberty Avenue, north side, 99.33 feet east of Remington Street, Block 10020, Lot 137, Richmond Hill, Borough of Queens. Community Board #12Q.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: June Brieese, Asst. Assem. Cooperman and John McRon. Community Board #12Q.

**RECOMMENDATION OF THE COMMUNITY BOARD**—Opposed to the application.

**ACTION OF BOARD**—Application denied.

### THE VOTE TO GRANT—

Affirmative: Chairman Fossella, Commissioner Walsh and Commissioner Cincotta ..... 3

Negative: Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf ..... 3

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 11, 1978, after due notice by publication in the Bulletin; laid over to May 2, 1978; then to May 31, 1978; then to June 13, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated November 21, 1977, acting on Alt. Applic. #568/1968, reads:

"1. Proposed change in occupancy in an R-4 district from supermarket and accessory parking lot (U.G. 6) to storage, rental and sales of U-Haul-It trucks and trailers with accessory motor vehicles repairs (excluding body and fender repairs) and accessory storage (U.G. 16) is contrary to Sec. 22-00 Z.R. and B.S.A. Cal. No. 130-60-BZ Bul. #30, Vol. 45.

2. Proposed open parking, storage, rental and sales of U-Haul-It truck and trailers is contrary to Sec. 22-00 Z.R. and B.S.A. Cal. No. 130-60-BZ Bul. #30, Vol. 45."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Philip P. Agusta RA and Stanley M. Wolf RA, and whereas the proposed use would increase the volume of traffic and be detrimental to the character of the neighborhood.

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding C under Section 72-21 of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, dated November 21, 1977 acting on Alt. Applic. #568/1968, Objection No. 1 and 2 be and it hereby is affirmed and that the application be and it hereby is *denied*.

## 929-77-BZ

**APPLICANT**—Dominick Salvati and Son for Phil Philips, owner.

**SUBJECT**—Application December 6, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the maintenance of a one story enlargement to a one family dwelling that increases the degree of non-compliance in floor area ratio and encroachment into the side yard.

**PREMISES AFFECTED**—1166 82nd Street, south side, 146.8 feet west of 12th Avenue, Block 6301, Lot 34, Borough of Brooklyn. Community Board #10BK.

### APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: None.

**RECOMMENDATION OF THE COMMUNITY BOARD**—No recommendation received.

**ACTION OF BOARD**—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 18, 1978, after due notice by publication in the Bulletin; laid over to May 16, 1978 then to May 31, 1978; then to June 13, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated November 21, 1977, acting on Alt. Applic. #1064/1977, reads:

"1. Proposed enlargement creates a non-compliance in floor area ratio and open space ratio under Section 23-141 of Zoning Resolution.

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Philip P. Agusta, R.A. and Stanley M. Wolf, R.A.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the maintenance of a one story enlargement to a one family dwelling that increases the degree of non-compliance in floor area ratio and encroachment into the side yard, *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "December 6, 1977", 8 sheets and "May 23, 1978", 1 sheet, that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 987-77-BZ

**APPLICANT**—Harry Soled for Helen Green, owner.

**SUBJECT**—Application December 21, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story building for use as retail stores.

**PREMISES AFFECTED**—216-220 Ross Street, southwest corner of Williamsburgh Street West, Block 2188, Lot 26, Borough of Brooklyn. Community Board #1BK.

### APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.



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## RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 31, 1978, after due notice by publication in the Bulletin; laid over to June 13, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated December 9, 1977, acting on N.B. Applic. #164/1977, reads:

"1. Proposed retail store, Use Group 6, in a R-6 district is contrary to Section 22-10 of Zoning Resolution.

2. All bulk and parking requirement are referred to B.S. and A."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of two Commissioners, Philip P. Agusta, R.A. and John B. Cincotta; and

WHEREAS, the premises is a triangular shaped irregular plot located on a corner of the Brooklyn-Queens Expressway service road; and

WHEREAS, many of the properties directly across Ross Street have commercial stores on the first floor; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one-story building for use as retail stores *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received December 21, 1977", 3 sheets, and "June 6, 1978", 2 sheets; *on further condition* that the occupancy be restricted to Use Group 6, except that there shall be no OTB Parlor or fast-food establishment permitted; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 988-77-BZ

APPLICANT—Maxfield Blaubeux and Heywood Blaubeux for Wing Chim Lau and Carmen Lau, owners.

SUBJECT—Application December 23, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, on a corner lot the erection of a three story, three family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—548 Prospect Avenue and 1684/1690 10th Avenue, southwest corner, Block 871, Lot 37, Borough of Brooklyn. Community Board #7BK.

## APPEARANCES—

For Applicant: Heywood Blaubeux.

For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 31, 1978, after due notice by publication in the Bulletin; laid over to June 13, 1978, and

WHEREAS, the decision of the Borough Superintendent, dated December 2, 1977, acting on N.B. Applic. #199/77, reads:

"1. Proposed new building does not comply with Section 23-45 of the Zoning Resolution. Two front yards are required but only one has been provided.

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of Philip P. Agusta, R.A. and John B. Cincotta; and

WHEREAS, the proposed dwelling will comply with the front yard line of other residences within the affected area; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in an R5 district, on a corner lot, the erection of a three-story, three-family dwelling that encroaches on the required front yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received December 23, 1977", 4 sheets; that full sidewalks and curbs be installed to the satisfaction of the Department of Highways; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 23-78-BZ

APPLICANT—Albert Melniker for Staten Island Savings Bank, owner.

SUBJECT—Application January 17, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C4-2 district, the change in use of an existing supermarket into a wholesale and warehouse establishment with an accessory loading berth within the rear yard.

PREMISES AFFECTED—59-69 Wright Street, north side, 562 feet east of Van Duzer Street, Block 521, Lot 53, Stapleton, Borough of Staten Island. Community Board #1S.I.

## APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 31, 1978, after due notice by publication in the Bulletin; laid over to June 13, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated January 16, 1978, acting on Alt. Applic. #294/1977, reads:

"4. Proposed change in use and occupancy from retail store UG 6 into a wholesale establishment and



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warehouse UG 16 within a building located in a C4-2 district is contrary to Sec. 32-25 Z.R.

5. Proposed loading dock and berth within a required rear yard is not a permitted obstruction as per Section 33-23 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of John J. Walsh, P.E. and Vito J. Fossella, P.E.; and

WHEREAS, this structure has been vacant for a period of years; and

WHEREAS, this site has abutting parking lots to the rear and south lot lines; and

WHEREAS, Community Board #1 has recommended approval; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and *it hereby is granted* under Section 72-21 of the Zoning Resolution, to permit in a C4-2 district, the change in use of an existing supermarket into a wholesale and warehouse establishment with an accessory loading berth within the rear yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 17, 1978", 3 sheets, and "June 9, 1978", one sheet; *on further condition* that there shall be no storage of flammable material; that the facade shall be architecturally treated and the masonry surface be cleaned and properly maintained; that the existing gooseneck lighting at the front be removed; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 187-78-BZ

APPLICANT—McGee and Morsellino for Adria Motor Inn Company, owner, Adria Operating Corporation, lessee.

SUBJECT—Application March 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the erection of two additional stories upon an existing four story motel that creates non-compliance in floor area ratio, penetration of the sky exposure plane and accessory parking and loading.

PREMISES AFFECTED—220-33 Northern Boulevard, northeast corner of 220th Place, Block 6324, Lot 20, Bay-side, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## 292-78-BZ

APPLICANT—David L. Sohn, Esq. for New York Telephone Company, owner.

SUBJECT—Application April 19, 1978—decision of the Borough Superintendent, under Section 73-65 of the Zoning Resolution, to permit in an R3-2 district, the erection of a second floor over an existing telephone exchange previously before Board.

PREMISES AFFECTED—5180 Amboy Road, south side, 114.15 feet west of Philip Avenue, Block 6511, Lots 111 and 120, Annadale, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Peter Steinman.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 31, 1978, after due notice by publication in the Bulletin; laid over to June 13, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated April 11, 1978, acting on Alt. Applic. #22/1978, reads:

"1. The proposed enlargement to an existing telephone exchange building is permitted only by special permit granted by the Board of Standards and Appeals per Section 22-21 of the Zoning Resolution.

2. There are no bulk, parking, or loading requirements for an enlargement to an existing telephone exchange building requiring a special permit from the Board of Standards and Appeals when located in a R3-2 zoning district.

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board consisting of John J. Walsh, P.E. and Vito J. Fossella, P.E.; and

WHEREAS, the existing telephone exchange was approved by this Board and maintained in excellent condition; and

WHEREAS, the additional floor area will house electronic equipment which will not increase vehicular or pedestrian traffic on Amboy Road; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-65 of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Section 73-65 of the Zoning Resolution, to permit in an R3-2 district, the erection of a second floor over an existing telephone exchange previously before the Board *on condition* that all work shall substantially conform to drawings filed with this application marked, "Received August 19, 1976", 7 sheets; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 1:15 P.M.

ALAN D. GERSHUNY, *Executive Director*

## REGULAR MEETING

TUESDAY AFTERNOON, JUNE 13, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

1-78-BZY—B.S.I.—76 Ridgewood Avenue, Block 5507, Lot 184, N.B. #2218/74.



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## APPEARANCES—

For Applicant: Jerome L. Grushkin and Randy Lee.

For Administration: Priscilla Ross, C.P.C.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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2-78-BZY—B.S.I.—80 Ridgewood Avenue, Block 5507, Lot 182, N.B. #2219/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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3-78-BZY—B.S.I.—427 Getz Avenue, Block 5507, Lot 152, N.B. #2220/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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4-78-BZY—B.S.I.—431 Getz Avenue, Block 5507, Lot 150, N.B. #2221/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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5-78-BZY—B.S.I.—150 Ridgewood Avenue, Block 5513, Lot 128, N.B. #2222/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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6-78-BZY—B.S.I.—102 Ridgewood Avenue, Block 5513, Lot 155, N.B. #2224/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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7-78-BZY—B.S.I.—104 Ridgewood Avenue, Block 5513, Lot 154, N.B. #2225/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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8-78-BZY—B.S.I.—124 Ridgewood Avenue, Block 5513, Lot 142, N.B. #2228/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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9-78-BZY—B.S.I.—126 Ridgewood Avenue, Block 5513, Lot 140, N.B. #2229/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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10-78-BZY—B.S.I.—132 Ridgewood Avenue, Block 5513, Lot 139, N.B. #2230/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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11-78-BZY—B.S.I.—134 Ridgewood Avenue, Block 5513, Lot 138, N.B. #2231/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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12-78-BZY—B.S.I.—136 Ridgewood Avenue, Block 5513, Lot 137, N.B. #2232/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

13-78-BZY—B.S.I.—138 Ridgewood Avenue, Block 5513, Lot 136, N.B. #2233/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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14-78-BZY—B.S.I.—405 Getz Avenue, Block 5513, Lot 92, N.B. #2234/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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15-78-BZY—B.S.I.—407 Getz Avenue, Block 5513, Lot 91, N.B. #2235/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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16-78-BZY—B.S.I.—409 Getz Avenue, Block 5513, Lot 89, N.B. #2236/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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17-78-BZY—B.S.I.—411 Getz Avenue, Block 5513, Lot 88, N.B. #2237/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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18-78-BZY—B.S.I.—415 Getz Avenue, Block 5513, Lot 87, N.B. #2238/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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19-78-BZY—B.S.I.—417 Getz Avenue, Block 5513, Lot 66, N.B. #2239/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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20-78-BZY—B.S.I.—373 Getz Avenue, Block 5513, Lot 107, N.B. #2240/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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21-78-BZY—B.S.I.—375 Getz Avenue, Block 5513, Lot 106, N.B. #2241/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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22-78-BZY—B.S.I.—379 Getz Avenue, Block 5513, Lot 105, N.B. #2242/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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23-78-BZY—B.S.I.—381 Getz Avenue, Block 5513, Lot 103, N.B. #2243/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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24-78-BZY—B.S.I.—383 Getz Avenue, Block 5513, Lot 102, N.B. #2244/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.



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25-78-BZY—B.S.I.—385 Getz Avenue, Block 5513, Lot 101, N.B. #2245/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

26-78-BZY—B.S.I.—70 Ridgewood Avenue, Block 5507, Lot 188, N.B. #2246/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

27-78-BZY—B.S.I.—74 Ridgewood Avenue, Block 5507, Lot 186, N.B. #2247/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

28-78-BZY—B.S.I.—152 Ridgewood Avenue, Block 5513, Lot 126, N.B. #2248/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

29-78-BZY—B.S.I.—154 Ridgewood Avenue, Block 5513, Lot 125, N.B. #2249/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

30-78-BZY—B.S.I.—156 Ridgewood Avenue, Block 5513, Lot 124, N.B. #2250/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

31-78-BZY—B.S.I.—158 Ridgewood Avenue, Block 5513, Lot 123, N.B. #2251/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

32-78-BZY—B.S.I.—435 Getz Avenue, Block 5507, Lot 148, N.B. #2252/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

33-78-BZY—B.S.I.—437 Getz Avenue, Block 5507, Lot 147, N.B. #2253/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

34-78-BZY—B.S.I.—389 Getz Avenue, Block 5513, Lot 98, N.B. #2254/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

35-78-BZY—B.S.I.—401 Getz Avenue, Block 5513, Lot 95, N.B. #2255/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

36-78-BZY—B.S.I.—385 Lakoka Avenue, Block 5513, Lot 84, N.B. #2256/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

37-78-BZY—B.S.I.—375 Lamoka Avenue, Block 5513, Lot 160, N.B. #2257/74.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

## 115-77-A

APPLICANT—Fr. Paul Kueynda for SS Cosmas and Damian Human Services Center, Incorporated, owner.

SUBJECT—Application March 2, 1977—filed pursuant to Section 36 of the General City Law and Section 230 of the New York City Charter re- street abutting building must be improved.

PREMISES AFFECTED—155 Bruckner Avenue, east side, 100 feet north of Forest Avenue, Block 1234, Lot 52, Mariner's Harbor, Borough of Staten Island.

## APPEARANCES—

For Applicant: David Farber.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 2, 1977, on N.B. #2327/72, reads:

"1. No Certificate of Occupancy can be granted for these premises until the streets abutting the building have been improved as required by Section 36 of the General City Law and Section 230 of the N. Y. City Charter."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the order and decision of the Borough Superintendent, dated February 2, 1977 acting on N.B. Applic. #2327/72, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that a fire lane as shown on the site plan dated June 8, 1978, shall be maintained free, clear and unobstructed at all times; that the fire lane be striped in traffic yellow and be labeled with the words "Fire Lane"; that all work shall be substantially completed within one year from the date of this resolution; and *on further conditions* that the building shall substantially conform to drawings marked received "March 2, 1977", 3 sheets and "June 8, 1977" 1 sheet and that all laws, rules and regulations shall be complied with.

## 696-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—243 Eylandt Street, north side, 195 feet west of Lipsett Avenue, Block 6421, Lot 21, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin and Randy Lee.

For Opposition: Ellen O'Flaherty, Lois Baird and Charles J. Healey.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0



# MINUTES

## THE VOTE TO GRANT—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #958/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code.

2. The street giving access to the proposed building is not duly placed on the official map therefore:

a) No certificate of occupancy can be issued as per Article 3, Sec. 36 of the General City Law.

b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #958/77, Objection Nos. 1 and 2 a and b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 2 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received October 25, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 697-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—239 Eylandt Street, north side, 150.00 feet west of Lipsett Avenue, Block 6421, Lot 16, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin and Randy Lee.

For Opposition: Ellen O'Flaherty and Lois Baird, Charles J. Healey.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE VOTE TO GRANT—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #959/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code.

2. The street giving access to the proposed building is not duly placed on the official map therefore:

a) No certificate of occupancy can be issued as per Article 3, Sec. 36 of the General City Law.

b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #959/77, Objection Nos. 1 and 2 a and b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 2 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received October 25, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 698-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—233 Eylandt Street, north side, 100.00 feet west of Lipsett Avenue, Block 6421, Lot 12, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin and Randy Lee.

For Opposition: Ellen O'Flaherty and Lois Baird, Charles J. Healey.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0



# MINUTES

## THE VOTE TO GRANT—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #960/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code.

2. The street giving access to the proposed building is not duly placed on the official map therefore:

(a) No certificate of occupancy can be issued as per Article 3, Sec. 36 of the General City Law.

(b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #960/77, Objection Nos. 1 and 2 a and b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 2 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received October 25, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

699-77-A

APPLICANT—Jerome L. Grushkin, R.A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—160 Lipsett Avenue, northwest corner of Eylandt Street, Block 6421, Lot 9, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin and Randy Lee.

For Opposition: Ellen O'Flaherty and Lois Baird, Charles J. Healey.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE VOTE TO GRANT—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #961/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c) (2) Administrative Building Code.

2. The street giving access to the proposed building is not duly placed on the official map therefore:

a) No certificate of occupancy can be issued as per Article 3, Sec. 36 of the General City Law.

b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #961/77, Objection Nos. 1 and 2 a and b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 2 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received October 25, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

700-77-A

APPLICANT—Jerome L. Grushkin, R. A., Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—726 Tallman Street, southwest corner of Lipsett Avenue, Block 6321, Lot 1, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin and Randy Lee.

For Opposition: Ellen O'Flaherty and Lois Baird, Charles J. Healey.



# MINUTES

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE VOTE TO GRANT—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #962/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2 (c)(2) Administrative Building Code.

2. The street giving access to the proposed building is not duly placed on the official map therefore:

(a) No certificate of occupancy can be issued as per Article 3, Sec. 36 of the General City Law.

(b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #962/77, Objection Nos. 1 and 2 a and b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 2 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received October 25, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 701-77-A

APPLICANT—Jerome L. Grushkin, Richmond Venture Corp., owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—232 Tallman Street, south side, 80.00 feet west of Lipsett Avenue, Block 6421, Lot 78, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin and Randy Lee.

For Opposition: Ellen O'Flaherty, Lois Baird and Charles J. Healey.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE VOTE TO GRANT—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #963/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots, etc.

(See Cal. 696-77-A—same decision.)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #963/77, Objection Nos. 1 and 2 a and b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 2 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received October 25, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 702-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—236 Tallman Street, west side, 160 feet west of Lipsett Avenue, Block 6421, Lot 74, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin and Randy Lee.

For Opposition: Ellen O'Flaherty and Lois Baird, Charles J. Healey.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0



# MINUTES

## THE VOTE TO GRANT—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #964/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots, etc. (See Cal. 696-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #964/77, Objection Nos. 1 and 2 a and b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 2 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received October 25, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 703-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—242 Tallman Street, south side, 240 feet west of Lipsett Avenue, Block 6421, Lot 68, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin and Randy Lee.  
For Opposition: Ellen O'Flaherty and Lois Baird, Charles J. Healey.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE VOTE TO GRANT—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #965/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots, etc.

(See Cal. 696-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #965/77, Objection Nos. 1 and 2 a and b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 2 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received October 25, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 704-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—248 Tallman Street, south side, 320 feet west of Lipsett Avenue, Block 6421, Lot 62, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin and Randy Lee.  
For Opposition: Ellen O'Flaherty and Lois Baird, Charles J. Healey.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE VOTE TO GRANT—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #966/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots, etc.

(See Cal. 696-77-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #966/77,



# MINUTES

Objection Nos. 1 and 2 a and b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 2 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received October 25, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 705-77-A

APPLICANT—Jerome L. Grushkin for Richmond Venture Corporation, owner.

SUBJECT—Application October 25, 1977—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legal street, and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—256 Tallman Street, 400 feet west of Lipsett Avenue, Block 6421, Lot 57, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin and Randy Lee.

For Opposition: Ellen O'Flaherty, Lois Baird and Charles J. Healey.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE VOTE TO GRANT—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1977, on N.B. Applic. #967/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots, etc.

(See Cal. 696-77-A—same decision.)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 24, 1977, acting on N.B. Applic. #967/77, Objection Nos. 1 and 2 a and b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm

sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 2 a and b is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received October 25, 1977", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 16-78-A

APPLICANT—Peter J. Napolitano for Bayside Congregation Jehovah's Witnesses, Incorporated, owners.

SUBJECT—Application January 10, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—211-05 45th Road, northeast corner of 211th Street, Block 7313, Lot 1, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: Peter J. Napolitano.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 9, 1978, on N.B. Applic. #80/77, reads:

"1A) Plan of proposed church and meeting room does not provide room drainage (storm water) disposal, contrary to Sec. C26-1600.6 (K) RS-16 P110.0 (A.C. 1965)."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 9, 1978, acting on N.B. Applic. #80/77, Objection No. 1A, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received June 1, 1978", two sheets; and that all laws, rules and regulations shall be complied with.

## 27-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).



# MINUTES

PREMISES AFFECTED—860 Lamont Avenue, southwest corner of Vernon Avenue, Block 6880, Lot 33, Huguenot, Borough of Staten Island.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1978, on N.B. Applic. #2746/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 5, 1978, acting on N.B. Applic. #2746/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received January 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 28-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—870 Lamont Avenue, south side, 119.83 feet west of Vernon Avenue, Block 6880, Lot 28, Huguenot, Borough of Staten Island.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition:

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE:

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1978, on N.B. Applic. #2735/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 5, 1978, acting on N. B. Applic. #2735/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received January 24, 1978"—2 sheets and that all laws, rules and regulations shall be complied with.

## 29-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—882 Lamont Avenue, west side, 219.83 feet west of Vernon Avenue, Block 6880, Lot 23, Huguenot, Borough of Staten Island.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1978, on N.B. Applic. #2736/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 5, 1978, acting on N.B. Applic. #2736/74, Objection No. 1, be and it hereby is *modified* and that the appeal



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be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received January 24, 1978"—2 sheets and that all laws, rules and regulations shall be complied with.

## 30-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—892 Lamont Avenue, south side, 200 feet east of Foster Road, Block 6880, Lot 18, Huguenot, Borough of Staten Island.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1978, on N.B. Applic. #2738/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 5, 1978, acting on N.B. Applic. #2738/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the

building shall substantially conform to drawings, marked "Received January 24, 1978"—2 Sheets, and that all laws, rules and regulations shall be complied with.

## 31-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—900 Lamont Avenue, south side, 100 feet east of Foster Road, Block 6880, Lot 12, Huguenot, Borough of Staten Island.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1978, on N.B. Applic. #2739/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 5, 1978, acting on N.B. Applic. #2739/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received January 24, 1978"—2 sheets and that all laws, rules and regulations shall be complied with.

## 32-78-A

APPLICANT—Leonard F. Rothkrug for Aetna Equities, Incorporated, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—956 Ionia Avenue, south side, 100 feet west of Foster Road, Block 6918, Lot 44, Huguenot, Borough of Staten Island.



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## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1978, on N.B. Applic. #2728/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 5, 1978, acting on N.B. Applic. #2728/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received January 24, 1978"—2 sheets and that all laws, rules and regulations shall be complied with.

## 33-78-A

APPLICANT—Leonard F. Rothkrug for Aetna Equities, Incorporated, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—966 Ionia Avenue, south side, 200 feet west of Foster Road, Block 6918, Lot 38, Huguenot, Borough of Staten Island.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1978, on N.B. Applic. #2729/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of

the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 5, 1978, acting on N.B. Applic. #2729/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received January 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 34-78-A

APPLICANT—Leonard F. Rothkrug for Aetna Equities, Incorporated, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—980 Ionia Avenue, south side, 320 feet west of Foster Road, Block 6918, Lot 31, Huguenot, Borough of Staten Island.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1978, on N.B. Applic. #2730/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 5, 1978, acting on N.B. Applic. #2730/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain



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2 inches of water over the roof and paved areas and 1 inch over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received January 24, 1978," 2 sheets; and that all laws, rules and regulations shall be complied with.

## 35-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—278 Ashland Avenue, southwest corner of Queensdale Avenue, Block 6864, Lot 23, Huguenot, Borough of Staten Island.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1978, on N.B. Applic. #1082/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 5, 1978, acting on N.B. Applic. #1082/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received January 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 36-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—275 Albourne Avenue, northwest corner of Queensdale Avenue, Block 6864, Lot 30, Huguenot, Borough of Staten Island.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1978, on N.B. Applic. #1081/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 5, 1978, acting on N.B. Applic. #1081/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received January 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 37-78-A

APPLICANT—Leonard F. Rothkrug for Gary Holding Corporation, owner.

SUBJECT—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—285 Albourne Avenue, north side, 154 feet of Queensdale Avenue, Block 6864, Lot 36, Huguenot, Borough of Staten Island.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.



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## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1978, on N.B. Applic. #1080/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 5, 1978, acting on N.B. Applic. #1080/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch to the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received January 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 116-78-A

APPLICANT—Harry Soled for Rabbi Sholom Flan, owner.

SUBJECT—Application February 23, 1978—appeal from a decision of the Borough Superintendent re- proposed synagogue in the cellar of a two story frame dwelling.

PREMISES AFFECTED—957/959 Ocean Parkway, east side, 260 feet north of Avenue J, Block 6519, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 14, 1978, on Alt. Applic. #30/78, reads:

"1. Proposed Synagogue in a two story frame bldg. is not permitted under C26-254.0 B.C."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated February 14, 1978, acting on Alt. Applic. #30/78, Objection No. 1, be and it hereby is *modified* and that the

appeal be and it hereby is *granted on condition* that approved smoke detectors interconnected to an alarm system be installed; that the exterior stairway leading to the cellar be kept clear of ice and snow during occupancy; that all work shall be substantially completed within one year from the date of this resolution; and *on further condition* that the building shall substantially conform to drawings, marked "Received February 23, 1978", 4 sheets, and "May 31, 1978", 3 sheets; and that all laws, rules and regulations shall be complied with.

## 134-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—120 Ridgewood Avenue, west side, 393.25 feet south of Katan Avenue, Block 5513, Lot 145, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2226/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc.

(See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2226/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the drywells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received, February 24, 1978", 2 sheets, and that all laws, rules and regulations shall be complied with.

## 135-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—122 Ridgewood Avenue, west side, 367.50 feet south of Katan Avenue, Block 5513, Lot 144, Eltingville, Borough of Staten Island.



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## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2227/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc.

(See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2227/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received, February 24, 1978", 2 sheets, and that all laws, rules and regulations shall be complied with.

## 870-77-A

APPLICANT—D. L. Jefferson for Scott Graphics, owner.

SUBJECT—Application November 18, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "GAF 2507 Toner Premix", in 32 ounce Polyethylene bottle with plastic screw top, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

## APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal *withdrawn* at the request of the applicant.

## THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## 468-77-A

APPLICANT—Jeremiah T. Walsh, Commissioner of Buildings.

OWNER OF PREMISES—William Schmid.

SUBJECT—Application July 7, 1977—for Modification of Certificate of Occupancy #4467 re- access to fire escapes, and stairway enclosure.

PREMISES AFFECTED—25-29 William Street and 38-42 Exchange Place, southwest corner, Block 25, Lot 27, Borough of Manhattan.

## APPEARANCES—

For Applicant: None.

For Owner: Amy Edelstein.

ACTION OF BOARD—Laid over to June 27, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

## 654-77-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application October 7, 1977—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to sell service gasoline service station.

PREMISES AFFECTED—1527 Bedford Avenue and 656 to 668 Lincoln Place, southeast corner, Block 1260, Lot 5, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to June 27, 1978, at 2 P.M., for deferred decision pending meeting with the Fire Commissioner; hearing closed.

## 942-77-A

APPLICANT—McGee and Morsellino for Albion 55 Company, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—77-33 Queens Boulevard, northwest corner of Albion Avenue, Block 1536, Lot 101, Elmhurst, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to June 27, 1978, at 2 P.M., for deferred decision pending meeting with the Fire Commissioner; hearing closed.

## 943-77-A

APPLICANT—McGee and Morsellino for Anthony Heiss, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—130 Bruckner Boulevard, south side, 75 feet east of Brook Avenue, Block 2260, Lot 4, Borough of The Bronx.

## APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to June 27, 1978, at 2 P.M., for deferred decision pending meeting with the Fire Commissioner; hearing closed.

## 944-77-A

APPLICANT—McGee and Morsellino for Rock Oil Company, Incorporated, owner, Save Way, lessee.

SUBJECT—Application December 13, 1977—appeal from a decision of the Fire Commissioner re- proposed conversion from gasoline service station to self service gasoline service station.

PREMISES AFFECTED—120-128 West 145th Street, southside, 260 feet west of Lenox Avenue, Block 2013, Lot 44, Borough of Manhattan.



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# MINUTES

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## APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to June 27, 1978, at 2 P.M., for deferred decision pending meeting with the Fire Commissioner; hearing closed.

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## 947-77-A

APPLICANT—Alphonse J. Calvanico for Jack Erlichman, owner.

SUBJECT—Application December 13, 1977—filed pursuant to Section 36, General City Law re- building not fronting on a legal street.

PREMISES AFFECTED—44 Colon Street, west side, 84.35' north of Billiou Street, Block 6569, Lot 52, Huguenot, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to June 27, 1978, at 2 P.M., for decision, hearing closed.

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## 979-77-A

APPLICANT—Alphonse J. Calvanico for Adolph Luwisch, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—491 Barclay Avenue, east side, 60.11' west of Shirley Avenue, Block 6370, Lot 4, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant—David C. Winters.

ACTION OF BOARD—Laid over to June 27, 1978, at 2 P.M., for decision, hearing closed.

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## 980-77-A

APPLICANT—Alphonse J. Calvanico for Adolph Luwisch, owner.

SUBJECT—Application December 20, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—497 Barclay Avenue, east side, 0.00' north of Shirley Avenue, Block 6370, Lot 1, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant—David C. Winters.

ACTION OF BOARD—Laid over to June 27, 1978, at 2 P.M., for decision, hearing closed.

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## 60-78-A

APPLICANT—Mok and Sonber for Nofelco Realty Corporation, owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-60 College Point Boulevard, northwest corner of 15th Avenue, Block 4077, Lot 30, College Point, Borough of Queens.

## APPEARANCES—

For Applicant: Paul Mok.

ACTION OF BOARD—Laid over to June 27, 1978, at 2 P.M., for decision, hearing closed.

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## 68-78-A

APPLICANT—Leonard F. Rothkrug for Jesus LaFuente and Anna G. LaFuente, owners.

SUBJECT—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- sidewalk curb in accordance with the requirements of the Department of Highways.

PREMISES AFFECTED—840 West Fingerboard Road, southeast corner of Woodlawn Avenue, Block 3209, Lot 1, Dongan Hills, Borough of Staten Island.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to June 27, 1978, at 2 P.M., for decision, hearing closed.

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## 81-78-A

APPLICANT—Samuel J. Kisseloff for Lake Gold Realty Corporation, Contract Vendee.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- height, number of stories, and floor area ratio for proposed converted dwelling is contrary to Multiple Dwelling Law.

PREMISES AFFECTED—175 East 73rd Street, north side, 155 feet west of 3rd Avenue, Block 1408, Lot 30, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: Halina Rosenthal.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for continued hearing, additional information to be submitted.

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## 114-78-A

APPLICANT—Panef Manufacturing Company, Incorporated, owner.

SUBJECT—Application February 23, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Multi-Purpose Spray", in eight (8) ounce plastic bottle with plastic pump spray and overcap, container not in compliance with the Regulations of the Administrative Code of the City of New York.

## APPEARANCES—

For Applicant: H. Donald McClellan.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to June 27, 1978, at 2 P.M., for decision, hearing closed.

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## 118-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—102 Ridgewood Avenue, west side, 107.46 feet north of Lamoka Avenue, Block 5513, Lot 155, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 119-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).



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# MINUTES

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PREMISES AFFECTED—104 Ridgewood Avenue, west side, 132.46 feet north of Lamoka Avenue, Block 5513, Lot 154, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 120-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—403 Getz Avenue, east side, 168.13 feet north of Lamoka Avenue, Block 5513, Lot 92, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 121-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—407 Getz Avenue, east side, 141.71 feet north of Lamoka Avenue, Block 5513, Lot 91, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 122-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—409 Getz Avenue, east side, 115.28 feet north of Lamoka Avenue, Block 5513, Lot 89, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 123-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—411 Getz Avenue, east side, 88.85 feet north of Lamoka Avenue, Block 5513, Lot 88, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 124-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—415 Getz Avenue, east side, 62.43 feet north of Lamoka Avenue, Block 5513, Lot 87, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 125-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—417 Getz Avenue, east side, 36.00 feet north of Lamoka Avenue, Block 5513, Lot 86, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 126-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—401 Getz Avenue, east side, 194.56 feet north of Lamoka Avenue, Block 5513, Lot 93, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 127-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—385 Lamoka Avenue, northeast corner of Getz Avenue, Block 5513, Lot 84, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 128-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—375 Lamoka Avenue, northwest corner of Ridgewood Avenue, Block 5513, Lot 160, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 129-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—150 Ridgewood Avenue, west side, 93.00 feet south of Katan Avenue, Block 5513, Lot 128, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.



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## 130-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—156 Ridgewood Avenue, west side, 24 feet south of Katan Avenue, Block 5513, Lot 124, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 131-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—158 Ridgewood Avenue, south-west corner of Katan Avenue, Block 5513, Lot 123, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 132-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—152 Ridgewood Avenue, west side, 70.00 feet south of Katan Avenue, Block 5513, Lot 126, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 133-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—154 Ridgewood Avenue, west side, 47.00 feet south of Katan Avenue, Block 5513, Lot 125, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 136-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—124 Ridgewood Avenue, west side, 341.75 feet south of Katan Avenue, Block 5513, Lot 142, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 137-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—126 Ridgewood Avenue, west side, 316 feet south of Katan Avenue, Block 5513, Lot 140, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 138-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—132 Ridgewood Avenue, west side, 290.25 feet south of Katan Avenue, Block 5513, Lot 139, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 139-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—134 Ridgewood Avenue, west side, 264.50 feet south of Katan Avenue, Block 5513, Lot 138, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 140-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Ridgewood Avenue, west side, 238.75 feet south of Katan Avenue, Block 5513, Lot 137, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 141-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—138 Ridgewood Avenue, west side, 213 feet south of Katan Avenue, Block 5513, Lot 136, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 142-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).



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# MINUTES

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PREMISES AFFECTED—373 Getz Avenue, east side, 473.81 feet north of Lamoka Avenue, Block 5513, Lot 107, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 143-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—375 Getz Avenue, east side, 448.06 feet north of Lamoka Avenue, Block 5513, Lot 106, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 144-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—379 Getz Avenue, east side, 422.31 feet north of Lamoka Avenue, Block 5513, Lot 105, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 145-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—381 Getz Avenue, east side, 396.56 feet north of Lamoka Avenue, Block 5513, Lot 103, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 146-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—383 Getz Avenue, east side, 370.81 feet north of Lamoka Avenue, Block 5513, Lot 102, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 147-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—385 Getz Avenue, east side, 345.06 feet north of Lamoka Avenue, Block 5513, Lot 101, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 148-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—389 Getz Avenue, east side, 293.56 feet north of Lamoka Avenue, Block 5513, Lot 98, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 149-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—76 Ridgewood Avenue, west side, 42.00 feet south of Lamoka Avenue, Block 5507, Lot 184, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 150-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—80 Ridgewood Avenue, southwest corner of Lamoka Avenue, Block 5507, Lot 182, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 151-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—427 Getz Avenue, southeast corner of Lamoka Avenue, Block 5507, Lot 152, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 152-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—431 Getz Avenue, east side, 43.90 feet south of Lamoka Avenue, Block 5507, Lot 150, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 153-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.



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SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Ridgewood Avenue, west side, 105.27 feet south of Lamoka Avenue, Block 5507, Lot 187, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 154-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Ridgewood Avenue, west side, 82.00 feet south of Lamoka Avenue, Block 5507, Lot 186, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 155-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—435 Getz Avenue, east side, 83.90 feet south of Lamoka Avenue, Block 5507, Lot 148, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 156-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—437 Getz Avenue, east side, 107.17 feet south of Lamoka Avenue, Block 5507, Lot 147, Eltingville, Borough of Staten Island.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for decision, hearing closed.

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## 170-78-A

APPLICANT—William S. Bannon for Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application March 2, 1978—appeal from a decision of the Fire Commissioner re- installation of fog spray system.

PREMISES AFFECTED—36-04 Vernon Boulevard, west side, 50 feet south of 36th Avenue, Block 357, Lot 1, Ravenswood, Borough of Queens.

### APPEARANCES—

For Applicant: Victor C. Gonnella and Thomas Malinowski and Anthony G. Nappi, Don Butel.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to June 20, 1978, at 2 P.M., for continued hearing; additional information.

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## 198-78-A

APPLICANT—William S. Bannon for Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application March 21, 1978 — appeal from a decision of the Fire Commissioner re- proposed installation of a 4.8 megawatt Fuel Cell Demonstrator Electric Generator.

PREMISES AFFECTED—813 East 15th Street, north side, 485 feet east of Avenue "C", Block 990, Lot 15, Borough of Manhattan.

### APPEARANCES—

For Applicant: Anthony C. Nappi.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to June 27, 1978. at 2 P.M., for hearing.

ADJOURNED: 4:40 P.M.

ALAN D. GERSHUNY, *Executive Director*



# CORRECTIONS

## CORRECTION\*

The resolution adopted May 9, 1978 under Calendar Number 209-73-SA and published in Bulletin No. 20, Vol. LXIII, is hereby corrected to read as follows:

### 209-73-SA

APPLICANT—Martin Industries, Incorporated, owner.

SUBJECT—Additional fireplaces.

APPEARANCES—

For Applicant: Louis R. Trummel.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman, Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
209-73-SA: Amendment to resolution to include additional fireplaces.

Martin Industries, Incorporated, Huntsville, Alabama, requested that the resolution adopted January 29, 1974 and amended May 20, 1975 under Calendar Number 209-73-SA be reopened and amended to include additional fireplaces.

PROPOSED USE: Factory built fireplaces.

DESCRIPTION: The factory built wood burning fireplaces are additional models of the series, BW and CW, which were previously approved. The fireplaces are made of steel and refractory materials. The BW series consist of a range of sizes of built-in rectangular fireplaces. The CW series consist of a range of sizes of freestanding, *conical*\* fireplaces. The list of models, which reflects the deletion of some of those which were previously approved, the addition of the new models, and the addition of Montgomery Ward trade names, is as follows:

| Martin Model No. | Montgomery Ward Model No. |
|------------------|---------------------------|
| BW—2845          | 21068                     |
| BW—2845A         | 74-21001                  |
| BW—3645A         | 74-21002R                 |
| BW—4245A         | 74-21003R                 |
| BWH—36*          | 74-21004R                 |
| CW—3002          | 74-21010R                 |
| CW—3602          | 74-21011R                 |
| CW—3700          | —                         |
| CW—3702          | —                         |
| CWH—30A*         | 74-21545R                 |

INSPECTION AND TEST: The fireplaces have been tested and approved by Underwriters' Laboratories (Files MH 7603 and MH 10520).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted January 29, 1974 and amended May 20, 1975 under Calendar Number 209-73-SA be reopened and amended to include the additional fireplaces listed above on condition that all uses, locations, and installations of the fireplaces shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number. All uses in J-1 and J-2 (high rise residential) buildings shall be restricted to uses in buildings of non-combustible, "new" Building Code (effective December 6, 1968) construction.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

\* Matter in *italics* is corrected word of the Description and corrected Model Nos.

## CORRECTION\*

The resolution adopted March 22, 1977 under Calendar Number 5-77-SA and printed in Bulletin No. 13, Vol. LXII, is hereby corrected to read as follows:

### 5-77-SA

APPLICANT—Hitemp Wires Incorporated, owner.

SUBJECT—Application January 10, 1977—Teflon insulated Class E fire alarm wire and cable, approval of.

APPEARANCES—

For Applicant: Adam Garden.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Klein, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
5-77-SM: Hitemp Wires Incorporated, Hauppauge, New York, filed for approval of Teflon Insulated Class E Fire Alarm Wire and Cable under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.  
PROPOSED USE: Wire and cable for Class E fire alarm systems.

DESCRIPTION: The wire conductor is copper, available both in individual pairs or a single cabling configuration. The insulation is [.013"or]\*.018" minimum thickness F.E.P. Teflon rated for [300 or]\* 600 volt service [respectively]\*, at 400° E. The sheathing is T.F.E. Teflon glass fiber tape. The jacket is .025" minimum thickness F.E.P. Teflon colored red and marked "Fire Alarm Service" every 24". The shield is aluminized mylar with a solid copper drain wire.

INSPECTION AND TEST: The wire and cable have been tested and approved by Underwriters' Laboratories (File No. 56980) and have been recommended for approval by the Division of Fire Prevention under previously approved Calendar Number 379-73-SA.

RECOMMENDATION: The Committee on Test recommends the approval of Hitemp Teflon Insulated Class E Fire Alarm Wire and Cable under the provisions of Article 17 and RS 17 of the Building Code of the City of New York



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# CORRECTIONS

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on condition that all uses and installations shall comply with the applicable requirements of the Building Code. The packaging and bills of lading of the cable shall be labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 5-77-SM."

A sworn affidavit by a responsible officer of the manufacturer, familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that such materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

\* Matter in [brackets] is being deleted to revoke approval of the .013" thick insulation for wire and cable rated for 300 volt service.



# THEORY

1. The first part of the theory is the basic principles of the theory. This part is the most important part of the theory. It is the foundation of the theory. It is the basis of the theory. It is the core of the theory. It is the heart of the theory. It is the soul of the theory. It is the spirit of the theory. It is the life of the theory. It is the blood of the theory. It is the bone of the theory. It is the marrow of the theory. It is the essence of the theory. It is the truth of the theory. It is the reality of the theory. It is the power of the theory. It is the wisdom of the theory. It is the knowledge of the theory. It is the understanding of the theory. It is the insight of the theory. It is the vision of the theory. It is the mission of the theory. It is the purpose of the theory. It is the goal of the theory. It is the result of the theory. It is the achievement of the theory. It is the success of the theory. It is the triumph of the theory. It is the glory of the theory. It is the honor of the theory. It is the respect of the theory. It is the admiration of the theory. It is the awe of the theory. It is the wonder of the theory. It is the amazement of the theory. It is the astonishment of the theory. It is the surprise of the theory. It is the delight of the theory. It is the joy of the theory. It is the happiness of the theory. It is the pleasure of the theory. It is the satisfaction of the theory. It is the fulfillment of the theory. It is the completion of the theory. It is the end of the theory. It is the finality of the theory. It is the conclusion of the theory. It is the outcome of the theory. It is the result of the theory. It is the achievement of the theory. It is the success of the theory. It is the triumph of the theory. It is the glory of the theory. It is the honor of the theory. It is the respect of the theory. It is the admiration of the theory. It is the awe of the theory. It is the wonder of the theory. It is the amazement of the theory. It is the surprise of the theory. It is the delight of the theory. It is the joy of the theory. It is the happiness of the theory. It is the pleasure of the theory. It is the satisfaction of the theory. It is the fulfillment of the theory. It is the completion of the theory. It is the end of the theory. It is the finality of the theory. It is the conclusion of the theory. It is the outcome of the theory.







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**BULLETIN**  
OF THE  
**BOARD OF STANDARDS AND APPEALS**  
OF THE CITY OF NEW YORK

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New  
York, N. Y. 10013.  
TELEPHONE—566-5174.

**ORDER TO SHOW CAUSE AND PETITION  
SERVED ON THE BOARD OF STANDARDS  
AND APPEALS**

On January 23, 1978, an Order to Show Cause and Petition was served on the Board by Ronald U. Noll, Esq. attorney for the petitioner John DePietro, seeking a review of an Appeal brought to the Board of Estimate by Community Planning Board #18 in Brooklyn, which had reversed the Board of Standards and Appeals grant of the application on March 21, 1978, based on a decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a two-story and basement, two family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio and lot area per room and without the required side yard. Calendar Numbers 507 and 508-77-BZ, premises affected, 1340 and 1342 East 57th Street, Block 7881, Lots 62, 63 Borough of Brooklyn.

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# CALENDAR

## DOCKET

*New Cases Filed up to June 20, 1978*

- | <i>Cal. No.</i> | <i>Dept.</i> | <i>Premises Affected</i>                                                                                                                                                                                                                             |
|-----------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 426-78-SA       |              | System Multi-Zone Fire Control Panel, Model CP2, fire alarm system, manufactured by Rixson-Firemark, Incorporated. Appliance.                                                                                                                        |
| 427-78-A        | B.S.I.       | 299 Philip Avenue, east side, 214.69 feet north of Allegro Street, Block 6461, Lot 8, Huguenot, Borough of Staten Island, N.B. #1491/77, re- Sec. 36, General City Law, building not fronting on a legal street; storm water disposal, Local Law #7. |
| 428-78-A        | B.S.I.       | 189 Melba Street, east side, 642.40 feet north of Westwood Avenue, Block 752, Lot 308, Willowbrook, Borough of Staten Island, N.B. #306/78, re- Storm water disposal, Local Law #7.                                                                  |
| 429-78-A        | B.S.I.       | 191 Melba Street, east side, 439.20 feet north of Westwood Avenue, Block 752, Lot 307, Willowbrook, Borough of Staten Island, N.B. #307/78, re- Storm water disposal, Local Law #7.                                                                  |
| 430-78-A        | B.S.I.       | 193 Melba Street, east side, 416.00 feet north of Westwood Avenue, Block 752, Lot 305, Willowbrook, Borough of Staten Island, N.B. #308/78, re- Storm water disposal, Local Law #7.                                                                  |
| 431-78-A        | B.S.I.       | 195 Melba Street, east side, 392.80 feet north of Westwood Avenue, Block 752, Lot 304, Willowbrook, Borough of Staten Island, re- Storm water disposal Local Law #7.                                                                                 |
| 432-78-A        | B.S.I.       | 199 Melba Street, east side, 369.60 feet north of Westwood Avenue, Block 752, Lot 303, Willowbrook, Borough of Staten Island, N.B. #310/78, re- Storm water disposal, Local Law #7.                                                                  |
| 433-78-A        | B.S.I.       | 201 Melba Street, east side, 346.40 feet north of Westwood Avenue, Block 752, Lot 301, Willowbrook, Borough of Staten Island, N.B. #301/78, re- Storm water disposal, Local Law #7.                                                                  |
| 434-78-A        | B.S.I.       | 203 Melba Street, east side, 323.20 feet north of Westwood Avenue, Block 752, Lot 300, Willowbrook, Borough of Staten Island, N.B. #312/78, re- Storm water disposal, Local Law #7.                                                                  |
| 435-78-A        | B.S.I.       | 205 Melba Street, east side, 300.00 feet north of Westwood Avenue, Block 752, Lot 299, Willowbrook, Borough of Staten Island, N.B. #313/78, re- Storm water disposal, Local Law #7.                                                                  |
| 436-78-SM       |              | El Fuego Fireplaces, Models III, IV and V, manufactured by El Fuego Corporation, Material.                                                                                                                                                           |
| 437-78-A        | F.D.         | Packaging of flammable mixture known as "Sally Hanson Nail Color Remover", in eight ounce, high density, natural polyethylene container with screw cap, not in compliance with the Administrative Code.                                              |
| 438-78-SA       |              | Lifesaver Smoke Alarm, Models 1200, 1210, 1240 and 1250, manufactured by Fyrnetics Incorporated. Appliance.                                                                                                                                          |

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

JULY 18, 1978, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 18, 1978, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## SPECIAL ORDER CALENDAR

### 301-75-A

APPLICANT—Gabriel Nathan Associates for Breezy Point Cooperative, Incorporated, owner; Gerald J. Leib and Elizabeth H. Leib, lessee.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired February 1, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legal street, use of splashblocks; previously granted on condition.

PREMISES AFFECTED—109 Beach 214th Street, east side, 157.88 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens.

### 548-75-A

APPLICANT—Noah N. Sherman and Son for 1110 Third Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 24, 1978—appeal from a decision of the Borough Superintendent re-stairway enclosure; previously granted on condition.

PREMISES AFFECTED—1114 Third Avenue, west side, 40.5 feet north of East 65th Street, Block 1400, Lot 134, Borough of Manhattan.

### 802-62-A

APPLICANT—M. Milton Glass for Retsam Realty Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 7, 1978—appeal from a decision of the Fire Commissioner re-elevator in readiness; previously granted on condition.

PREMISES AFFECTED—36-38 West 25th Street, south side, 200 feet east of Avenue of the Americas, Block 826, Lot 63, Borough of Manhattan.

### 99-77-BZ

APPLICANT—Samuel H. Lindenbaum for 450 Park Avenue Associates, Long Term Lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 7, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3CR district, in an existing 31 story commercial building, previously before the Board, the construction of an intermediate second floor level that creates non-compliance in floor area ratio.

PREMISES AFFECTED—444-450 Park Avenue, south west corner of East 57th Street, Block 1292, Lots 36 to 40, Borough of Manhattan.

### 891-76-BZ

APPLICANT—Joseph Pell Lombardi for the MacIntyre Building Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 10, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5 district, in an existing



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# CALENDAR

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ten story and tower structure, the conversion of a portion of the third floor, and the conversion of a portion of the third floor and fourth through eleventh floors into residential use.

PREMISES AFFECTED—874 Broadway, northeast corner of East 18th Street, Block 847, Lot 24, Borough of Manhattan.

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## 803-61-BZ

APPLICANT—Walter T. Gorman for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools only, sale of accessories and the parking of more than five motor vehicles with a free standing sign.

PREMISES AFFECTED—1416 Hylan Boulevard, 218 Reid Avenue, southeast corner, Block 3350, Lot 30, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

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## 561-75-BZ

APPLICANT—Stroock and Stroock and Lavan for Lincoln Plaza Associates South, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 5, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-7L district, the erection of a thirty-two story plus penthouse mixed building that will have less than the required lot area per room.

PREMISES AFFECTED—1886-1896 Broadway, 23-25 West 62nd Street, northeast corner, 24-40 West 63rd Street, Block 1115, Lots 22, 43, 47 and 17, Borough of Manhattan.

---

## 1314-66-BZ—Vol. II

APPLICANT—Ross, Suchoff-Taroff-Jason for Brasso Real Estate Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 and R2 district, the enlargement in area of the accessory parking facility for a restaurant previously before the Board.

PREMISES AFFECTED—161-50 Cross Bay Boulevard, northwest corner of 162nd Avenue, Block 14048, Lots 83, 81 and 80, Howard Beach, Borough of Queens.

---

## 86-68-BZ

APPLICANT—Anthony M. Salvati for Helen Caracappa, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 9, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, the erection of a one story building for use as a garage for more than five motor vehicles.

PREMISES AFFECTED—320 East 9th Street, south side, 225 feet east of 2nd Avenue, Block 450, Lot 15, Borough of Manhattan. Community Board #3M.

---

## 936-77-BZ

APPLICANT—Samuel H. Lindenbaum for Park Tower Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution permitting in a C5-3R district, the erection of a twenty five story store and office building that exceeds the permitted floor area ratio, penetrates the sky exposure plane and without the required accessory loading berth.

PREMISES AFFECTED—487-499 Park Avenue, southeast corner of East 59th Street, Block 1313, Lot 4, Borough of Manhattan. Community Board #5M.

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## 855-76-BZ

APPLICANT—Larry Meltzer for 152 East 28th Street Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 24, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, in an existing three story, basement and cellar mixed building, the erection of a two story and cellar enlargement to the floors occupied as a funeral establishment.

PREMISES AFFECTED—152 East 28th Street, south side, 124 feet west of Third Avenue, Block 883, Lot 55, Borough of Manhattan.

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## 937-77-A

APPLICANT—Samuel H. Lindenbaum for Park Tower Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Borough Superintendent re-proposed openings in exterior walls, located on side lot line; previously granted on condition.

PREMISES AFFECTED—487-499 Park Avenue, southeast corner of East 59th Street, Block 1313, Lot 4, Borough of Manhattan. Community Board #5M.

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## 1055-64-BZ

APPLICANT—WTFM Incorporated, lessee, Broadcasters Lakeville Manor, Ltd., sublessee; Bethpage Harding Associates, owner.

SUBJECT—Application for consideration—to reopen for reconsideration and review at the request of the Board of Standards and Appeals—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens. Community Board #1Q.

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## 407-46-BZ—Vol. II

APPLICANT—E. Richard Crino for 712 East 214th Street Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 29, 1978—decision of the Borough Superintendent; previously



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# CALENDAR

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granted on condition under Section 7e of the Zoning Resolution, permitting in a residential use district, the change in occupancy from storage and 2 family dwelling to light manufacturing, dresses on first floor and cellar, previously granted by the Board of factory use on 1st floor and accessory storage in cellar, permits and Certificate of Occupancy never obtained.

**PREMISES AFFECTED**—712 East 214th Street, south side, 119.03 feet east of White Plains Road, Block 4661, Lot 12, Borough of The Bronx. Community Board #12BX.

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## 272-77-A

**APPLICANT**—Fredric Neuwirth for American Broadcasting Companies, Incorporated, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires October 4, 1978 and for amendment—decision of the Borough Superintendent—Modification of Certificate of Occupancy #70476 re- sprinkler system; previously granted on condition.

**PREMISES AFFECTED**—57-69 West 66th Street, north side, 100 feet east of Columbus Avenue, Block 1119, Lot 5, Borough of Manhattan.

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## 183-72-A

**APPLICANT**—Harry J. Zweibel for Grokash Corporation, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—appeal from a decision of the Fire Commissioner re- Elevator in Readiness; previously granted on condition.

**PREMISES AFFECTED**—236-238 West 30th Street, south side, 300 feet east of 8th Avenue, Block 779, Lot 63, Borough of Manhattan.

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## 336-77-A

**APPLICANT**—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

**PREMISES AFFECTED**—3-01 to 3-27 Lee Lane, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

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## 337-77-A

**APPLICANT**—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

**PREMISES AFFECTED**—3-02 to 3-10 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

---

## 338-77-A

**APPLICANT**—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—

appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

**PREMISES AFFECTED**—3-02 to 3-24 Lee Lane, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

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## 339-77-A

**APPLICANT**—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

**PREMISES AFFECTED**—3-14 to 3-24 121st Street northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

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## 340-77-A

**APPLICANT**—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

**PREMISES AFFECTED**—4-02 to 4-10 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

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## 341-77-A

**APPLICANT**—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

**PREMISES AFFECTED**—4-14 to 4-20 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

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## 342-77-A

**APPLICANT**—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

**PREMISES AFFECTED**—121-10 to 121-24 Keel Court, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

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## 343-77-A

**APPLICANT**—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

**PREMISES AFFECTED**—121-10 to 121-24 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.



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## 344-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—121-09 to 121-25 Keel Court, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

## 345-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—121-31 to 121-45 5th Avenue, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

## 346-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—122-02 to 122-14 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

## 347-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—122-02 to 122-30 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

## 348-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—122-18 to 122-22 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

## 349-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—

appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-15 5th Avenue, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

## 350-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-21 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

## 351-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-12 to 123-28 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

## 352-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—2-02 to 2-24 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

## 353-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-01 to 3-15 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

## 354-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—4-09 to 4-19 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.



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## 355-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—120-06 to 120-28 Capstan Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

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## 356-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—120-16 to 120-28 Cove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

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## 357-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—120-24 to 120-36 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

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## 358-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—120-01 to 120-29 Capstan Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

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## 359-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—120-09 to 120-29 Cove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

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## 360-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—

appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-21 to 120-37 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

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## 361-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—121-09 to 121-25 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

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## 362-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—122-01 to 122-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

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## 363-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—122-17 to 122-31 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

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## 364-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—123-01 to 123-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

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## 365-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.  
PREMISES AFFECTED—123-17 to 123-27 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.



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## 366-77-A

APPLICANT—Dominick Salvati and Son for D. O. S. Equities Corporation and Jay-Schorr Development, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 19, 1978—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-31 to 123-41 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

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## 49-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Lincoln Street, north side, 282 feet west of Todt Hill Road, Block 696, Lot 319, Castleton Corners, Borough of Staten Island.

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## 50-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Lincoln Street, north side, 96 feet west of Todt Hill Road, Block 696, Lot 310, Castleton Corners, Borough of Staten Island.

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## 51-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Lincoln Street, north side, 158 feet west of Todt Hill Road, Block 696, Lot 313, Castleton Corners, Borough of Staten Island.

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## 52-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Lincoln Street, north side, 220 feet west of Todt Hill Road, Block 696, Lot 316, Castleton Corners, Borough of Staten Island.

## 53-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Lincoln Street, north side, 344 feet west of Todt Hill Road, Block 696, Lot 322, Castleton Corners, Borough of Staten Island.

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## 54-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Bolivar Street, north side, 54.63 feet west of Service Road of Richmond Parkway, Block 696, Lot 190, Castleton Corners, Borough of Staten Island.

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## 55-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Croak Avenue, south side, 232.78 feet west of Service Road of Richmond Parkway, Block 696, Lot 215, Castleton Corners, Borough of Staten Island.

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## 56-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Croak Avenue, south side, 170.78 feet west of Service Road of Richmond Parkway, Block 696, Lot 218, Castleton Corners, Borough of Staten Island.

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## 57-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Croak Avenue, south side, 110 feet west of Service Road of Richmond Parkway, Block 696, Lot 221, Castleton Corners, Borough of Staten Island.



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## 58-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Bolivar Street, north side, 11.63 feet west of Service Road of Richmond Parkway, Block 696, Lot 247, Castleton Corners, Borough of Staten Island.

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## 59-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Croak Avenue, north side, 30 feet west of Service Road of Richmond Parkway, Block 696, Lot 240, Castleton Corners, Borough of Staten Island.

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## 60-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Croak Avenue, north side, 150 feet west of Service Road of Richmond Parkway, Block 696, Lot 246, Castleton Corners, Borough of Staten Island.

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## 61-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Croak Avenue, north side, 90 feet west of Service Road of Richmond Parkway, Block 696, Lot 243, Castleton Corners, Borough of Staten Island.

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## 62-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Croak Avenue, north side, 210 feet west of Service Road of Richmond Parkway, Block 696, Lot 249, Castleton Corners, Borough of Staten Island.

## 63-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Croak Avenue, north side, 270 feet west of Service Road of Richmond Parkway, Block 696, Lot 252, Castleton Corners, Borough of Staten Island.

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## 64-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Lincoln Street, north side, 380 feet west of Service Road of Richmond Parkway, Block 696, Lot 277, Castleton Corners, Borough of Staten Island.

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## 65-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Lincoln Street, south side, 320 feet west of Service Road of Richmond Parkway, Block 696, Lot 280, Castleton Corners, Borough of Staten Island.

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## 66-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Lincoln Street, south side, 260 feet west of Service Road of Richmond Parkway, Block 696, Lot 283, Castleton Corners, Borough of Staten Island.

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## 67-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Lincoln Street, south side, 200 feet west of Service Road of Richmond Parkway, Block 696, Lot 286, Castleton Corners, Borough of Staten Island.



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## 68-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Lincoln Street, south side, 140 feet west of Service Road of Richmond Parkway, Block 696, Lot 289, Castleton Corners, Borough of Staten Island.

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## 69-73-A

APPLICANT—Albert Melniker and Weiss, Rosenthal, Heller, Schwartzman and Lazar, Attorneys for Townley Construction, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to correct the resolution adopted March 15, 1977 under Section 36, General City Law in accordance with the legal interpretation of the Corporation Counsel.

PREMISES AFFECTED—Lincoln Street, north side, 406 feet west of Todt Hill Road, Block 696, Lot 325, Castleton Corners, Borough of Staten Island.

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## ZONING CASES

### 284-78-BZ

APPLICANT—John J. Tudda for Society of the New York Hospital, owner.

SUBJECT—Application April 18, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in a C1-5 and R8 district, within an existing thirty-six story mixed building, the relocation of a bank facility from the cellar to the first floor within the residence portion of the site.

PREMISES AFFECTED—427-35 East 70th Street, 426-38 East 71st Street, and 1313-1323 York Avenue, west side, (entire Block), Block 1465, Lot 21, Borough of Manhattan. Community Board #8M.

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### 332-78-BZ

APPLICANT—Leonard F. Rothkrug for French and Polyclinic Medical School and Health Center, Incorporated, owner. (In Bankruptcy)

SUBJECT—Application May 5, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R8 district, the conversion of a two building hospital complex into apartment that create non-compliance in lot area per room rear yard encroachment distance between building and between window and lot lines, and outer court regulation.

PREMISES AFFECTED—326-338 West 30th Street, south side, 312 feet west of Ninth Avenue, 325-329 West 29th Street, Block 753, Lot 56, Borough of Manhattan. Community Board #4M.

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### 350-78-BZ

APPLICANT—Max B. Schreiber for New York City Housing Authority, owner.

SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Section 73-643 of the Zoning Resolution, to permit in an R6 district, within a housing development, the erection of a one story enlargement to an existing Community center previously before the Board

that increases the degree of non-compliance in the lot area requirements.

PREMISES AFFECTED—1619 East 174th Street, Center of Superblock Bounded by East 174th Street, Bronx River Avenue and Harrod Avenue, Block 3886, Lot 2, Borough of The Bronx. Community Board #9BX.

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### 410-78-BZ

APPLICANT—Joel A. and/or Jean G. Miele for Jean Miele, owner.

SUBJECT—Application June 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-2 district, the conversion of an existing Church into a three story and cellar mixed building that creates non-compliance within the rear yard, outer court regulations and minimum distance between windows and lot lines.

PREMISES AFFECTED—152 Remsen Street and 99 Clinton Street, southeast corner, Block 255, Lot 25, Borough of Brooklyn. Community Board #2BK.

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### 411-78-A

APPLICANT—Joel A. or Jean G. Miele for Jean G. Miele, owner.

SUBJECT—Application June 7, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—152 Remsen Street and 99 Clinton Street, southeast corner, Block 255, Lot 25, Borough of Brooklyn.

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### 352-78-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for C. and M. Holding Corporation, owner, N. Y. Skate Park Enterprise, lessee.

SUBJECT—Application May 12, 1978—decision of the Borough Superintendent, under Sections 72-21 and 73-35 of the Zoning Resolution, to permit in an M3-1 district, the erection of two story structure for use or an amusement arcade and with a skateboard facility within an air supported structure.

PREMISES AFFECTED—1734 Shore Parkway, west side, 114.98 feet south of Bay Parkway, Block 6491, Lot 190, Borough of Brooklyn, Community Board #11BK.

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### 360-78-BZ

APPLICANT—McGee and Morsellino for Flushing Federal Savings and Loan and Estates of Harry and Leonard Miller, owners, McDonald's Corporation, lessee, Franchise Realty Interstate Corporation, Contract-Vendee.

SUBJECT—Application May 16, 1978—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, the erection of a one story restaurant with accessory parking and business sign in the residence district, with a sign that exceeds the permitted surface area and with a business entrance within fifty feet of intersecting street.

PREMISES AFFECTED—154-17 North Conduit Avenue, northeast corner of Rockaway Boulevard, Block 12310, Lots 1, 4 and 80, Jamaica, Borough of Queens. Community Board #12Q.

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### 327-78-BZ

APPLICANT—Nicholas J. Salvadeo for Mr. and Mrs. Ralph Carnesecchi, owners.



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**SUBJECT**—Application May 4, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story enlargement to an existing two family dwelling that creates non-compliance in floor area ratio and open space ratio.

**PREMISES AFFECTED**—188 Woodward Avenue, west side, 199.63 feet south of South Gannon Avenue, Block 792, Lot 20, Borough of Staten Island. Community Board #2S.I.

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## 383-78-BZ

**APPLICANT**—H.M. Cole for Sutton House Associates, c/o William Farrell, owner.

**SUBJECT**—Application May 24, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R10 district, in an existing twelve story mixed building previously before the Board, the extension of the term of variance of the cellar level stores.

**PREMISES AFFECTED**—1153-67 York Avenue and 407-39 East 62nd Street, northwest corner, 420 East 63rd Street, Block 1457, Lot 17, Borough of Manhattan. Community Board #8M.

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## 613-77-BZ

**APPLICANT**—Joseph B. Raia for Ida Lo Bue, owner.

**SUBJECT**—Application September 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot area and lot width, the erection of a one family dwelling that encroaches on the required front yard.

**PREMISES AFFECTED**—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

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## 614-77-A

**APPLICANT**—Joseph B. Raia for Ida Lo Bue, owner.

**SUBJECT**—Application September 15, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island.

**Laid over from May 23, 1978, for continued hearing.**

ALAN D. GERSHUNY, *Executive Director*

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**JULY 18, 1978, 2 P.M.**

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 18, 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

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## 436-78-SM

**APPLICANT**—The Fireside Shoppe Incorporated for El Fuego Corporation—factory built fireplaces.

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## 441-78-SA

**APPLICANT**—Dor-O-Matic Division of Republic Industries, Incorporated—automatic sliding doors.

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## 442-78-SA

**APPLICANT**—Pem All Fire Extinguishers Corporation—fire extinguisher system for self service gas stations.

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## 98-78-A

**APPLICANT**—Alphonse J. Calvanico, P.E. for Roman Blum, owner.

**SUBJECT**—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—126 Eylandt Street, south side, 307.01 feet west of Holdridge Avenue, Annadale, Borough of Staten Island.

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## 99-78-A

**APPLICANT**—Alphonse J. Calvanico, P.E. for Roman Blum, owner.

**SUBJECT**—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—132 Eylandt Street, south side, 274.38 feet east of Barclay Avenue, Block 6377, Lot 21, Annadale, Borough of Staten Island.

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## 100-78-A

**APPLICANT**—Alphonse J. Calvanico, P.E. for Roman Blum, owner.

**SUBJECT**—Application February 17, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—138 Eylandt Street, south side, 214.38 feet east of Barclay Avenue, Block 6377, Lot 18, Annadale, Borough of Staten Island.

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## 371-78-A

**APPLICANT**—Alphonse J. Calvanico for Roman Blum, owner.

**SUBJECT**—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—116 Eylandt Street, south side, 187.01 feet west of Holdridge Avenue, Block 6377, Lot 30, Annadale, Borough of Staten Island.

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## 372-78-A

**APPLICANT**—Alphonse J. Calvanico for Roman Blum, owner.

**SUBJECT**—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City law re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—122 Eylandt Street, south side, 247.01 feet west of Holdridge Avenue, Block 6377, Lot 27, Annadale, Borough of Staten Island.



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## 108-78-A

APPLICANT—James J. Trexel for E. I. du Pont de Nemours and Company, owner.

SUBJECT—Application February 21, 1978—appeal from a decision of the Fire Commissioner re- packaging of flammable mixture known as "Du Pont Drive and Clean Gasoline Detergent", in twelve (12) fl. ounce cylindrical metal container with child resistant sealed pull tab closure, container not in compliance with the Regulations of the Administrative Code of the City of New York.

## 204-78-A

APPLICANT—I. Daniel Weisberg for 724 Fifth Avenue Realty, owner, Doubleday and Company, Incorporated, lessee.

SUBJECT—Application March 27, 1978—appeal from a decision of the Borough Superintendent re- proposed use of glass panel in elevator cab.

PREMISES AFFECTED—724 Fifth Avenue, west side, 50.5 feet north of West 56th Street, Block 1272, Lot 36, Borough of Manhattan.

## 239-78-A

APPLICANT—The Barcolene Company, owner.

SUBJECT—Application March 24, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Rite Aid Windshield Washer Anti-Freeze & Solvent" in one (1) gallon polyethylene container with child resistant closure, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

## 881-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application November 22, 1977—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—10 Edwin Street, south side, 73 feet west of Arden Avenue, Block 5395, Lot 15, Annadale, Borough of Staten Island.

## 882-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application November 22, 1977—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywell for the disposal of storm water is contrary. (Local Law #7).

PREMISES AFFECTED—26 Edwin Street, south side, 70.38 feet east of Harold Avenue, Block 5395, Lot 4, Annadale, Borough of Staten Island.

## 883-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application November 22, 1977—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—18 Edwin Street, south side, 139 feet west of Arden Avenue, Block 5395, Lot 8, Annadale, Borough of Staten Island.

## 884-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent, re- proposed use of dry wells for the disposal of storm water (Local Law #7). Filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—32 Edwin Street, southeast corner of Harold Avenue, Block 5395, Lot 1, Annadale, Borough of Staten Island.

## 885-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1380 Arden Avenue, southwest corner of Edwin Street, Block 5395, Lot 19, Annadale, Borough of Staten Island.

## 886-77-A

APPLICANT—Alphonse J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1400 Arden Avenue, northwest corner of Sycamore Street, Block 5395, Lot 22, Annadale, Borough of Staten Island.

## 213-78-A

APPLICANT—Larry Meltzer for Christensen Realty Corporation, owner, Student Skills Center of Brooklyn, Ltd., lessee.

SUBJECT—Application March 31, 1978—appeal from a decision of the Borough Superintendent re- proposed use of Class III building as trade school.

PREMISES AFFECTED—144/152 Court Street and 192-196 Pacific Street southeast corner, Block 292, Lot 26, Borough of Brooklyn.

## 229-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application April 6, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—195 Noel Street, north side, 154.38 feet west of Holdridge Avenue, Block 6366, Lot 52, Annadale, Borough of Staten Island.

## 230-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.

SUBJECT—Application April 6, 1978—Appeal from a decision of the Borough Superintendent, re- proposed use of



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drywells for the disposal of storm water. (Local Law #7). Filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—211 Noel Street, north side 314.38 feet west of Holdridge Avenue, Block 6366, Lot 60, Annadale, Borough of Staten Island.

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## 231-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.  
SUBJECT—Application April 6, 1978 filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Noel Street, north side, 267.01 feet east of Barclay Avenue, Block 6366, Lot 63, Annadale, Borough of Staten Island.

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## 232-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.  
SUBJECT—Application April 6, 1978 filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—235 Noel Street, north side, 107.01 feet east of Barclay Avenue, Block 6366, Lot 70, Annadale, Borough of Staten Island.

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## 233-78-A

APPLICANT—Alphonse J. Calvanico for Rita Borg, owner.  
SUBJECT—Application April 6, 1978—Appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—245 Noel Street, northeast corner of Barclay Avenue, Block 6366, Lot 1, Annadale, Borough of Staten Island.

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## 366-78-A

APPLICANT—Norbert N. Turkel for Jack C. Bendheim, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—680 West 248th Street, south side, 131.59 feet east of Palisade Avenue, Block 5926, Lot 300-1A, Borough of The Bronx.

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## 367-78-A

APPLICANT—Norbert N. Turkel for Jack C. Bendheim, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—679 West 248th Street, north side, 208.4 feet east of Palisade Avenue, Block 5937, Lot 30, Borough of The Bronx.

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## 368-78-A

APPLICANT—Norbert N. Turkel for Jack C. Bendheim, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—677 West 248th Street, north side, 308.04 feet east of Palisade Avenue, Block 5937, Lot 300-6, Borough of The Bronx.

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## 369-78-A

APPLICANT—Norbert N. Turkel for Jack C. Bendheim, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—675 West 248th Street, north side, 408.04 feet east of Palisade Avenue, Block 5937, Lot 300-7, Borough of The Bronx.

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## 370-78-A

APPLICANT—Norbert N. Turkel for Jack C. Bendheim, owner.

SUBJECT—Application May 19, 1978—filed pursuant to Section 35, Article 2 of the General City Law re- proposed Tennis Court in the bed of a mapped street.

PREMISES AFFECTED—697 West 247th Street, north side, 342.19 feet east of Palisade Avenue, Block 5926, Lot 300-1, Borough of The Bronx.

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## 447-78-A

APPLICANT—Lauria Associates for Russo Brothers, owners.

SUBJECT—Application June 22, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—399 Lake Avenue, east side, 128 feet north of Forest Avenue, Block 1183, Lot 193, Mariner's Harbor, Borough of Staten Island.

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## 448-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—31 Delafield Avenue, northwest corner of Randall Avenue, Block 131, Lot 150, Randall Manor, Borough of Staten Island.

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## 449-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—39 Delafield Avenue, north side, 100.00 feet west of Randall Avenue, Block 131, Lot 156, Randall Manor, Borough of Staten Island.

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## 450-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).



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PREMISES AFFECTED—43 Delafield Avenue, north side, 140.00 feet west of Randall Avenue, Block 131, Lot 158, Randall Manor, Borough of Staten Island.

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## 451-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—47 Delafield Avenue, north side, 163.11 feet east of Hart Boulevard, Block 131, Lot 160, Randall Manor, Borough of Staten Island.

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## 452-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—51 Delafield Avenue, north side, 123.11 feet east of Hart Boulevard, Block 131, Lot 162, Randall Manor, Borough of Staten Island.

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## 453-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—55 Delafield Avenue, north side, 83.11 feet east of Hart Boulevard, Block 131, Lot 164, Randall Manor, Borough of Staten Island.

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## 454-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—59 Delafield Avenue, north side, 43.11 feet east of Hart Boulevard, Block 131, Lot 166, Randall Manor, Borough of Staten Island.

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## 455-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—63 Delafield Avenue, northeast corner of Hart Boulevard, Block 131, Lot 133, Randall Manor, Borough of Staten Island.

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## 456-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—35 Delafield Avenue, north side, 50.00 feet west of Randall Avenue, Block 131, Lot 154, Randall Manor, Borough of Staten Island.

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## 457-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—10 Elwood Place, south side, 100.00 feet west of Randall Avenue, Block 131, Lot 139, Randall Manor, Borough of Staten Island.

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## 458-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Elwood Place, south side, 130.00 feet west of Randall Avenue, Block 131, Lot 137, Randall Manor, Borough of Staten Island.

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## 459-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—18 Elwood Place, south side, 160.00 feet west of Randall Avenue, Block 131, Lot 135, Randall Manor, Borough of Staten Island.

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## 460-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—22 Elwood Place, south side, 201.00 feet west of Randall Avenue, Block 131, Lot 133, Randall Manor, Borough of Staten Island.

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## 461-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—26 Elwood Place, south side, 242.00 feet west of Randall Avenue, Block 131, Lot 131, Randall Manor, Borough of Staten Island.

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## 462-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).



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PREMISES AFFECTED—30 Elwood Place, south side, 43.62 feet east of Hart Boulevard, Block 131, Lot 129, Randall Manor, Borough of Staten Island.

463-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—34 Elwood Place, southeast corner of Hart Boulevard, Block 131, Lot 127, Randall Manor, Borough of Staten Island.

464-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—22 Randall Avenue, southwest corner of Elwood Place, Block 131, Lot 141, Randall Manor, Borough of Staten Island.

465-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—26 Randall Avenue, west side, 42.00 feet south of Elwood Place, Block 131, Lot 145, Randall Manor, Borough of Staten Island.

466-78-A

APPLICANT—Alphonse J. Calvanico for Dorchester Lane Corporation, owner.

SUBJECT—Application June 23, 1978—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Randall Avenue, west side, 82.00 feet south of Elwood Place, Block 131, Lot 148, Randall Manor, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 12, 1978, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 12, 1978*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

## SPECIAL ORDER CALENDAR

527-65-BZ

APPLICANT—M. Martin Elkind for North Union Realty Company, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 13, 1975—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-2 district, the maintenance of an open automobile sales lot.

PREMISES AFFECTED—36-30 Union Street, west side, 126.03 feet north of 37th Avenue, Block 4977, Lots 60 and 61, Flushing, Borough of Queens. Community Board #7Q.

80-38-A

APPLICANT—Ernest A. Lemmo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 8, 1978—appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—147-08 46th Avenue and 46-05 Parsons Boulevard, southeast corner, Block 5452, Lot 3, Flushing, Borough of Queens.

1845-61-BZ

APPLICANT—Frederick A. Ketcher for Gladys Fayne, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires October 9, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7c and Section 21 of the Zoning Resolution, permitting in a local retail and residence use district, the maintenance of non-transient parking lot for more than five vehicles.

PREMISES AFFECTED—950-966 Summit Avenue and 161-169 West 162nd Street, northeast corner, Block 2524, Lots 33, 36, 38 and 39, Borough of the Bronx. Community Board #4BX.

265-77-A

APPLICANT—Cristy Chemical Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—Appeal from a decision of the Fire Commissioner re- packaging of flammable mixture known as "Cristy Drygas (r) Brand Gas Line Anti-Freeze", in 12 ounce round bottle hi-density polyethelene with child proof screw cap, container not in compliance with the Regulations of the Administrative Code of the City of New York, previously granted on condition.

99-52-BZ—Vol. II

APPLICANT—Arthur Levine for Sidney Esikoff and Leon Shankman, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 12, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a local retail use district, portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, auto showroom and office; and for the open sale and display of used cars; and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—83-10 Astoria Boulevard, south side, from 83rd to 84th Streets; 24-09 to 24-19 83rd Street and 24-02 to 24-08 84th Street, Block 1095. Lot 16, Jackson Heights, Borough of Queens. Community Board #3Q.

342-47-BZ

APPLICANT—Jobino S. Cora, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 11, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7i and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office.

PREMISES AFFECTED—1085 Intervale Avenue, 864 East 167th Street, southwest corner and 1088 Hall Place,



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# CALENDAR

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Block 2700, Lot 39, Borough of The Bronx. Community Board #2BX.

## ZONING CASES

### 8-78-BZ

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application January 5, 1978—decision of the Borough Superintendent, under Section 11-412 of the Zoning Resolution, to permit in a C8-3 and R7-2 district, the enlargement in lot area and the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—2418/36 Amsterdam Avenue, west side, Blockfront with west 181st Street, Block 2152, Lot 83, Borough of Manhattan. Community Board #12M.

### 21-78-BZ

APPLICANT—Sol Niego for First Nat'l Bank of Boston, owner, Waldbaum's Incorporated, lessee.

SUBJECT—Application January 13, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story enlargement to an existing supermarket previously before the Board and reduction in the number of accessory parking spaces.

PREMISES AFFECTED—155-15 Aguilar Avenue, north side, 246.26 feet west of 72nd Avenue, Block 6793, Lot 380, Flushing, Borough of Queens. Community Board #8Q.

### 110-78-BZ

APPLICANT—Nicholas J. Salvadeo for Egon J. Salmon, owner.

SUBJECT—Application February 22, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the conversion of an existing one story and cellar, one family dwelling into business offices.

PREMISES AFFECTED—1288 Victory Boulevard, southwest corner of Logan Avenue, Block 672, Lot 8, Clove Lake, Borough of Staten Island. Community Board #1S.I.

### 297-78-BZ

APPLICANT—George P. Colovchenko, P.E., for Samson Management Corporation, owner.

SUBJECT—Application April 24, 1978—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an R5 district, in an existing six story and basement building, the use of a portion of the basement as a beauty parlor.

PREMISES AFFECTED—23-35 Bell Boulevard, east side, 210 feet south of 23rd Avenue, Block 5958, Lot 100, Bay-side, Borough of Queens. Community Board #7Q.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 12, 1978, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 12 1978, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

### 191-78-A

APPLICANT—Harry Soled for Cong. Dyar Moshe, Rabbi Ch. Ashkenazi, owner.

SUBJECT—Application March 16, 1978—appeal from a decision of the Borough Superintendent re- proposed use of three (3) story frame building as synagogue.

PREMISES AFFECTED—1073 East 27th Street, east side, 165 feet north of Avenue K, Block 7609, Lot 15, Borough of Brooklyn.

### 200-78-A

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application March 21, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use from "Automotive service station" to "Self service gasoline and oil selling station".

PREMISES AFFECTED—776 4th Avenue, northwest corner of 26th Street, Block 654, Lot 34, Borough of Brooklyn.

### 201-78-A

APPLICANT—Lama and Vassalotti for Morben Properties, Incorporated, owner, Mobil Oil Corporation, long term lessee.

SUBJECT—Application March 21, 1978—appeal from a decision of the Borough Superintendent re- proposed change of use from automotive service station to "self service" gasoline and oil selling station.

PREMISES AFFECTED—6001 Church Avenue, northeast corner of Ralph Avenue, Block 4686, Lot 1, Borough of Brooklyn.

### 207-78-A

APPLICANT—Richard C. Carter for Mr. John Luts, owner.

SUBJECT—Application March 29, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—382 Sharrotts Road, south side, 1638.8 feet east of Arthur Kill Road, Block 7328, Lot 50, Charleston, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, JUNE 20, 1978, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon June 6, 1978 were approved as printed in the Bulletin of June 15, 1978, Volume 63, Number 24.

1013-66-A

APPLICANT—Pitney Bowes-Copier Systems Division, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—Appeal from a decision of the Fire Commissioner re-packaging of combustible mixture known as Mobiloil Outboard Super in 16 ounce metal sealed can. Containers not in accordance with Administrative Code requirements; previously granted on condition.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 22, 1966, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 22, 1966 by adding thereto:

"That the type of plastic presently used for the toner bottle may be substituted by a high density polyethylene (HD-PE) plastic; that the container shall comply with drawing filed November 29, 1977—one sheet, and that the container shall indicate the wording: 'container approved by New York City Board of Standards and Appeals'; *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects." (F.D. Decision Dated Feb. 28, 1978)

441-31-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Judith Rothenberg Executive to the Estate of Louis Jablowsky, owner; Amoco Oil Company, long term lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, sale of accessories and office.

PREMISES AFFECTED—7702-7714 Flatlands Avenue, and 901-909 East 77th Street, southeast corner, Block 8014, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

361-57-BZ

APPLICANT—Film Modules, Incorporated for Bleecker-Thompson Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 5, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for more than five motor vehicles.

PREMISES AFFECTED—175 Sullivan Street, east side, 150 feet north of West Houston Street, Block 525, Lot 3, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Robert Rubin.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 17, 1957, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 20, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 17, 1957 as amended through June 5, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit...; on condition that bumpers be installed in compliance with the rules and regulations of the Department of Buildings; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 285-67).

146-59-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for Mrs. Selma Simon, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 8, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, at an existing non-transient parking lot previously granted by the Board, the extension of use to include transient parking limited to events held at Yankee Stadium.

PREMISES AFFECTED—686-688 Gerard Avenue, east side, 180 feet north of East 153rd Street, Block 2473, Lot 8, Borough of the Bronx. Community Board #4BX.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 26, 1963, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 20, 1978, after due notice by publication in the Bulletin.



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*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 26, 1963 as amended through May 8, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit...; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the day of this amended resolution." (Alt. 628-60).

## 735-59-BZ

APPLICANT—Walter T. Gorman for Angelo and Carole Cannavo, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs with hand tools only, sale of auto accessories, auto laundry, parking and storage of more than five motor vehicles.

PREMISES AFFECTED—902 Soundview Avenue, northeast corner of Story Avenue, Block 3662, Lot 1, Borough of the Bronx.

### APPEARANCES—

For Applicant: John A. Ronan.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 24, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 24, 1960 as amended through July 11, 1961 by adding thereto:

"that the gasoline pumps shall conform to revised drawing of proposed conditions marked 'Received May 10, 1978'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Misc. 42-78)

## 495-62-BZ

APPLICANT—Edward Lauria for Kenneth Wilpon, owner.

SUBJECT—Application for consideration—to withdraw the application to request to waive the rules of procedure and extension of term of variance which expired December 11, 1972—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, in conjunction with the erection of a one story building for use as a medical office, the additional uses of law office and real estate and insurance offices.

PREMISES AFFECTED—1101 Victory Boulevard, 4 Melrose Avenue, southwest corner, Block 247, Lot 1, Sunnyside, Borough of Staten Island.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf ... 6  
Negative: ..... 0

## 254-63-BZ

APPLICANT—Max Siegel Associates for Simon Bros. Management Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 25, 1978—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law to permit in a C1-9 district, the use of transient parking for the surplus tenants spaces in an existing multiple dwelling accessory garage.

PREMISES AFFECTED—1260-1274 Second Avenue, east side, from East 66th Street, to East 67th Street, 301 East 66th Street, 300 East 67th Street, Block 141, Lot 1, Borough of Manhattan. Community Board #8M.

### APPEARANCES—

For Applicant: John M. Hronec.

For Opposition: Robert E. Flahive, C.B. #8M.

ACTION OF BOARD—Application reopened and term of variance extended.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 25, 1963, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 20, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 25, 1963 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*Granted* for a term of fifteen years from that date of this amended resolution, to permit...; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution."

(Alt. 228-63)

## 1167-66-BZ

APPLICANT—McGee and Morsellino for Joseph R. Stepnowski and Joseph Giangola, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 17, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 11-411 and 11-412 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story enlargement to an existing automotive establishment previously before the Board and the use of the open area for accessory parking.

PREMISES AFFECTED—191-20 Northern Boulevard, southwest corner of 192nd Street, Block 5513, Lot 27 (formerly Lots 27, 55, 56), Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 27, 1967, on certain conditions; and



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WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 27, 1967 as amended through May 17, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"That substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 1539-66)

&  
(N.B. 2261-46)

## 200-68-BZ

APPLICANT—Dominick Salvati and Son for Edward and Arthur Senft, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires September 10, 1978—decision of Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in a C8-1 and R4 district, in an existing one story garage previously before the Board, the addition to the uses to include auto repairs, including welding and paint spraying.

PREMISES AFFECTED—1713-1717 Gravesend Neck Road, north side, 52 feet  $7\frac{7}{8}$  inches west of East 18th Street, Block 7378, Lot 21, Borough of Brooklyn. Community Board #15 BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1968 on certain conditions; and

WHEREAS, a public hearing was held on this application on June 20, 1978, after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 10, 1968 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from September 10, 1978, to permit...; *on condition* that the front of the building shall be cleaned, and that the metal container for the storage of refuse shall be kept inside the building; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1907-67)

## 564-68-BZ

APPLICANT—Lama and Vassalotti for Anmac Holding Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 73-50 of the Zoning Resolution, permitting in an M1-1 and R6 district, at an existing factory previously before the Board, the erection of a one story enlargement that encroaches on the required yard above a district boundary and the location of the accessory parking in the R6 district.

PREMISES AFFECTED—1876 to 1928 Atlantic Avenue, 56 to 66 Buffalo Avenue, southwest corner, 1869 to 1891 Pacific Street, Block 1338, Lots 17, 22, 38 and 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 26, 1968, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 26, 1968 as amended through September 7, 1977 by adding thereto:

"that the portion of the first floor of the building previously used as a Post Office (Use Group 6) may be used as a factory (Use Group 17B), substantially as shown on revised drawing of proposed condition marked 'Received May 12, 1978'—one sheet; *on condition* that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 469-78).

## 507-75-BZ

APPLICANT—Leonard F. Rothkrug for Sal-Jo Homes, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 24, 1978—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 73-44 of the Zoning Resolution, permitting in a C1-2 district, the reduction in the number of accessory parking spaces for a proposed two story retail store and office building that will have entrances within 50 feet of intersecting streets.

PREMISES AFFECTED—2351 Hylan Boulevard, southwest corner of Bryant Avenue, Block 3644, Lot 62, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 6, 1976, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended on May 24, 1977; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 6, 1976 as amended through May 24, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 3186-74)



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## 159-78-A

APPLICANT—Leonard F. Rothkrug for Sal-Jo Homes, Incorporated, owner.

SUBJECT—Application February 28, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2351 Hylan Boulevard, southwest corner of Bryant Avenue, Block 3644, Lot 62, New Dorp, Borough of Staten Island.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1978, on N.B. Applic. #3186/74, reads:

"3. The proposed use of drywells for 100% disposal of storm water when no public storm sewer into which discharge is feasible is located within 500 feet of the property is contrary to Sec. P110.2(c), RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 26, 1978 acting on N.B. Applic. #3186/74, Objection No. 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; *on further condition* that the building shall substantially conform to drawings, marked "Received April 25, 1978"—3 Sheets and May 26, 1978—1 Sheet and that all laws, rules and regulations shall be complied with.

## 225-77-BZ

APPLICANT—Walter T. Gorman for Hess Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 5, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-211 and 73-212 of the Zoning Resolution, permitting in a C2-5 district, the reconstruction and rearrangement of an automobile service station with accessory uses.

PREMISES AFFECTED—615-635 Tenth Avenue, a/k/a 501-505 44th Street, west side, blockfront between West 44th and West 45th Street, Block 1073, Lot 28, Borough of Manhattan.

### APPEARANCES—

For Applicant: John A. Ronan.

ACTION OF BOARD—application reopened and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 5, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 5, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."  
(N.B. 2-77)

## 282-77-BZ

APPLICANT—Harold Herman for Solita N. Herman, as Trustee.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-1 district the erection of six additional stories upon a two story garage structure and the conversion into a multiple dwelling that creates noncompliance in floor area ratio, open space ratio, penetrates the sky exposure plane and accessory parking.

PREMISES AFFECTED—320-330 East 22nd Street, south side, 220 feet west of First Avenue, Block 927, Lot 38, Borough of Manhattan. Community Board #6M.

### APPEARANCES—

For Applicant: Harold Herman.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Wolf ..... 4  
Negative: Vice-Chairman Agusta and Commissioner Cincotta ..... 2

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 1, 1977, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 1, 1977 by adding thereto:

"that the building may be enlarged by one story to a maximum height of 86 feet, substantially as shown on revised drawings of proposed building marked 'Received April 13, 1978'—one sheet and May 26, 1978—three sheets; and

that substantial construction shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 222-77)

## 505-77-BZ

APPLICANT—Harold Herman for Solita N. Herman as Trustee, owner.

SUBJECT—Application for consideration—to withdraw the application to reopen and amend resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the enlargement by four additional stores on an existing five story garage structure and the conversion into a multiple dwelling that creates non-com-



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pliance in floor area ratio, open space ratio, lot area per room and penetration of the sky exposure plane.

**PREMISES AFFECTED**—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Harold Herman.

**ACTION OF BOARD**—Application withdrawn at the request of the applicant.

**THE VOTE**—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6  
Negative: ..... 0

## 14-77-A

**APPLICANT**—McGee and Morsellino for Mario Tucciarone, Charles Met and Estate of Anthony Coccheo, owners.

**SUBJECT**—Application for consideration—to reopen in accordance with the order of the Court for further hearing consistent with the Court's decision herein dated November 17, 1977—for renovation of Certificate of Occupancy Q57526; previously granted on condition.

**PREMISES AFFECTED**—188-16 Northern Boulevard, northwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

**APPEARANCES**—

For Applicant: Rudolph Chlupsa, Philip Goldstein, Dept. of Bldgs.; John Norris, Rose Romaine, Eileen Page and others.

For Opposition: Joseph P. Morsellino.

**ACTION OF BOARD**—Laid over to July 5, 1978, at 10 A.M., Special Order Calendar for continued hearing, additional information to be submitted.

## 468-54-BZ

**APPLICANT**—Charles M. Spindler Associates for Sun Oil Company, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, storage and sale of accessories and office and the parking of cars awaiting to be serviced, and permitting the use of existing accessory building located on existing gasoline service station located on northeast corner of Utopia Parkway and Horace Harding Boulevard.

**PREMISES AFFECTED**—175-33 to 175-41 Horace Harding Boulevard, 59-02 to 59-08 Utopia Parkway, northwest corner and 175-50 to 175-60 59th Avenue, Block 6890, Lot 24, Fresh Meadows, Borough of Queens. Community Board #11Q.

**APPEARANCES**—

For Applicant: B. J. Amato.

For Opposition: Agatha Piagentini and John W. Norris.

**ACTION OF BOARD**—Laid over to July 5, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

## 1055-64-BZ

**APPLICANT**—WTFM Incorporated, lessee, Broadcasters Lakeville Manor, Ltd., sublessee; Bethpage Harding Associates, owner.

**SUBJECT**—Application for consideration—to reopen for reconsideration and review at the request of the Board of Standards and Appeals—decision of the Borough Super-

intendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

**PREMISES AFFECTED**—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens. Community Board #11Q.

**APPEARANCES**—

For Applicant: Philip Gelfand and Gerald Rosenberg.

For Opposition: Julia E. Jerry and Faye Rosenberg.

**ACTION OF BOARD**—Application reopened for reconsideration and review.

**THE VOTE TO REOPEN**—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

**ACTION OF BOARD**—Laid over to July 18, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

## 377-73-BZ

**APPLICANT**—McGee and Morsellino for Samuel Hofstein, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired May 3, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story and basement office building with accessory parking in the open area.

**PREMISES AFFECTED**—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens.

**APPEARANCES**—

For Applicant: Joseph P. Morsellino.

**ACTION OF BOARD**—Laid over to July 5, 1978, at 10 A.M., Special Order Calendar for decision, hearing closed.

## 670-77-BZ

**APPLICANT**—Wechsler, Grasso, Menziuso for Lafayette Studio Corporation, owner.

**SUBJECT**—Application October 24, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, the conversion of an existing six story building from commercial use into residential occupancy.

**PREMISES AFFECTED**—280/290 Lafayette Street, south side of Jersey Street and 115/127 Crosby Street, Block 510, Lots 6 and 9, Borough of Manhattan. Community Board #2M.

**APPEARANCES**—

For Applicant: Sheldon Lobel, Alfred Menziuso, Abigail Agranot, Joel Shapiro and Harriet Moss.

For Opposition: Rodger Parsons, C.Bd. #2M.

For Administration: Mark Jay Harry, Sandy Harnik, C. P. C.

**ACTION OF BOARD**—Laid over to July 5, 1978, at 10 A.M., for decision; hearing closed.

## 671-77-A

**APPLICANT**—Wechsler, Grasso, Menziuso for Lafayette Studio Corporation, owner.

**SUBJECT**—Application October 24, 1977—appeal from a decision of the Borough Superintendent re- stair enclosure, corridors, stairs, multiple dwelling law.



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PREMISES AFFECTED—280/290 Lafayette Street, south side of Jersey Street and 115/127 Crosby Street, Block 510, Lots 6 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel and Alfred Menziuso.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for decision; hearing closed.

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**876-77-BZ**

APPLICANT—Atkin and Gibson for Agustino Onoriti, owner.

SUBJECT—Application November 22, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the erection of a one story enlargement to an existing bakery that increases the degree of non-conformity as to the floor area limitation.

PREMISES AFFECTED—2135 Williamsbridge Road, west side, 212.5 feet south of Pelham Parkway South, Block 4332, Lot 14, Borough of The Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Donald Sterlini.

For Opposition: Roy Gambal, Roy S. Israel, Mary De Palo, Shirley Winik, Annette Marchitello, John Mazza, Ellen Antolino, Rudolph Macina, Frank Ferrante, Olivia Reiser, Joseph Tusiau, Josephine Guarnaccia, and others.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A.M., for decision, hearing closed.

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**10-78-BZ**

APPLICANT—Nahum A. Bernstein for Regent Baby Products, owner.

SUBJECT—Application January 6, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to an existing factory with accessory parking in the open area.

PREMISES AFFECTED—43-21 52nd Street, east side, 210 feet north of Queens Boulevard, Block 1321, Lots 12, 15 and 16, Woodside, Borough of Queens. Community Board #2Q.

APPEARANCES—

For Applicant: Nahum A. Bernstein and Emil Pomerantz.

For Opposition: None.

For Administration: Peter Sugar, Dist. Mgr. C.B. #2Q.

ACTION OF BOARD—Laid over to July 11, 1978, at 10 A. M., for decision; additional information; hearing closed.

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**26-78-BZ**

APPLICANT—Harry Soled for Bnos Jerusholaim DChasidel Belz, owner.

SUBJECT—Application January 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-2 district, the conversion of an existing four story structure into a parochial school on the first and second floors only.

PREMISES AFFECTED—12 Franklin Avenue and 393/401 Flushing Avenue, northwest corner, Block 2261, Lot 17, Borough of Brooklyn. Community Board #1BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for decision; hearing closed.

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**80-78-BZ**

APPLICANT—Samuel J. Kisseloff for Nicholas Brusco, owner.

SUBJECT—Application February 17, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C1-8 district, the conversion of an existing five story and penthouse structure from a rooming house into a multiple dwelling that creates non-compliance in lot area per room.

PREMISES AFFECTED—67 West 73rd Street, northeast corner of Columbus Avenue, Block 1126, Lot 1, Borough of Manhattan. Community Board #7M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff, Alan S. Kisseloff and George Schwarz.

For Opposition: Don Shea, C.B. #7M.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for continued hearing; additional information.

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**174-78-BZ**

APPLICANT—Lama and Vassalotti for Robert and Michael Leider, owners, Amoco Oil Company, long term lessee.

SUBJECT—Application March 7, 1978—decision of the Borough Superintendent, under Sections 11-413 and 73-211 of the Zoning Resolution, to permit in a C2-3 district, the reconstruction of an automotive service station previously before the Board.

PREMISES AFFECTED—2510/2526 65th Street, 369/381 Avenue P, northwest corner of, and 1587/1599 Dahill Road, Block 6607, Lot 82, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for decision; hearing closed.

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**203-78-BZ**

APPLICANT—A. H. Salkowitz and C. Heimberger for 247 West 35th Street Realty Corporation, owner.

SUBJECT—Application March 23, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C4-2 district, on a plot with a two story commercial building previously before the Board, the enlargement in area of the first floor that creates non-compliance in the parking requirements.

PREMISES AFFECTED—92-36 Merrick Boulevard, (aka 92-35 165th Street), west side, 110.42 feet north of Archer Avenue, Block 10155, Lot 24, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: C. Heimberger and J. Slifka.

For Opposition: None.

ACTION OF BOARD—Laid over to June 27, 1978, at 10 A.M., for decision; additional information; hearing closed.

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**280-78-BZ**

APPLICANT—McGee and Morsellino for Mac-Ing Company, Incorporated, owner. F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in an M1-1 district, the conversion of an existing three story building from a factory into a multiple dwelling.

PREMISES AFFECTED—76-26 47th Avenue, south side, 321.86 feet east of Queens Boulevard, Block 1536, Lot 16, Elmhurst, Borough of Queens. Community Board #4Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino, Charles J. Stidolph, Ronald E. Laney and Frank Meier.



# MINUTES

For Opposition: None.

For Administration: Priscilla Ross and Elibeth Mackintosh CPC.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for decision, hearing closed.

## 281-78-A

APPLICANT—McGee and Morsellino for Mac-Ing Company, Incorporated, owner, F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—Appeal from a decision of the Borough Superintendent re- Multiple dwelling law (rear yard).

PREMISES AFFECTED—76-26 47th Avenue, south side, 321.86 feet east of Queens Boulevard, Block 1536, Lot 16, Elmhurst, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino, Charles J. Stidolph, Ronald E. Laney and Frank Meier.

For Administration: Priscilla Ross and Elibeth Mackintosh CPC.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for decision, hearing closed.

## 282-78-BZ

APPLICANT—McGee and Morsellino for Mac-Ing Company, Incorporated, owner. F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—decision of the Borough Superintendent, under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in a M1-1 district, the conversion of an existing five story and penthouse factory structure into a multiple dwelling.

PREMISES AFFECTED—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens. Community Board #4Q.

### APPEARANCES—

For Applicant: Joseph P. Morsellino, Charles J. Stidolph, Ronald E. Laney and Frank Meier.

For Opposition: None.

For Administration: Priscilla Ross and Elizabeth Mackintosh, C.P.C.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for decision, hearing closed.

## 283-78-A

APPLICANT—McGee and Morsellino for Mac-Ing Company, Incorporated, owner, F.S.B. Properties, Incorporated, Contract-Vendee.

SUBJECT—Application April 14, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law (width of rear yard and side yard).

PREMISES AFFECTED—80-06 47th Avenue, south side, 280 feet west of 82nd Street, Block 1536, Lot 53, Elmhurst, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph P. Morsellino, Charles J. Stidolph, Ronald E. Laney and Frank Meier.

For Opposition: None.

For Administration: Priscilla Ross and Elizabeth Mackintosh, C.P.C.

ACTION OF BOARD—Laid over to July 5, 1978, at 10 A.M., for decision; hearing closed.

## 615-77-BZ

APPLICANT—Joseph B. Raia for Ludwig Comeforo, owner.

SUBJECT—Application September 15, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the conversion of an existing coal storage and garage establishment into an automobile repair shop with accessory parking in the open area.

PREMISES AFFECTED—107 Buel Avenue, northeast corner of North Railroad Avenue, Block 3530, Lot 81, Dongan Hills, Borough of Staten Island. Community Board 2S.I.

### APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: Commissioner Carroll ..... 1

Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta, Commissioner Wolf ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 18, 1978, after due notice by publication in the Bulletin; laid over to May 9, 1978; then to May 31, 1978; then to June 6, 1978; then to June 20, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated September 1, 1977, acting on Alt. Applic. #189/1977, reads:

“C1. Proposed change in use of a garage for not more than five (5) motor vehicles, (Use Group 8) to an automobile repair shop, (Use Group 16) in an R3-2 district is contrary to Sections 52-332 and 22-00 of the Zoning Resolution.

C2. The Proposed change of use of a portion of the lot used for coal storage to open storage of automobiles, accessory to auto repair shop (Use Group 16) when located in an R3-2 zoning district is contrary to B.S.A. variance #738-28-BZ and Section 22-10 of the Zoning Resolution.”

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of John J. Walsh, P.E. and John B. Cincotta; and

WHEREAS, the subject premises was the recipient of a variance under Calendar Number 738-28-BZ for use as a coal distribution facility when the surrounding area was farmland; and

WHEREAS, it is the intention of the Zoning Resolution to phase out coal storage facilities in residence districts; and

WHEREAS, Community Board #2 and the Beachview Manor Civic Association have recommended denial of this application; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding c, under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated September 1, 1977, acting on Alt. Applic. #189/1977, Objection Nos. C1 and C2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 896-77-BZ

APPLICANT—Gunnar Olsen for CBS, Incorporated and NBC, Incorporated, owners.

SUBJECT—Application November 23, 1977—decision of the Department of Ports and Terminals, under Section 73-30 of the Zoning Resolution, to permit in an R3-2 district, on a plot designated as High Island, the installation of a radio tower.

PREMISES AFFECTED—550 King Avenue, east side, 1,200 feet north of Terrace Street, Block 5649, Lot 120, Borough of The Bronx. Community Board #10BX.



# MINUTES

## APPEARANCES—

For Applicant: Gunnar Olsen.

For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 31, 1978, after due notice by publication in the Bulletin; laid over to June 20, 1978; and

WHEREAS, the decision of the Dept. of Ports and Terminals, dated November 3, 1977, acting on Applic. #770130, reads:

"1. Submit Special Permit from the Board of Standards and Appeals as per Section 73-30 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Stanley M. Wolf, R.A. and John B. Cincotta; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-30 of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit under* Section 73-30 of the Zoning Resolution, to permit in an R3-2 district, on a plot designated as High Island, the installation of a radio tower *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received November 23, 1977", 7 sheets and "June 5, 1978", 1 sheet; *on further condition* that this tower be restricted to AM Broadcasting not exceeding 1600 kilohertz; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 4-78-BZ

APPLICANT—Frank Rogers for Meriel Realty Company, owner, Jean-Paul Goude, lessee.

SUBJECT—Application January 4, 1978—decision of the Borough Superintendent, under Section 73-62 of the Zoning Resolution, to permit in a C6-1 district, in an existing twelve story building, the enlargement in area of the penthouse level that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—19 Union Square West and 25 East 15th Street, northwest corner, Block 843, Lot 20, Borough of Manhattan. Community Board #5M.

## APPEARANCES—

For Applicant: Frank A. Rogers.

For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 6, 1978, after due notice by publication in the Bulletin; laid over to June 20, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated August 26, 1977, acting on Alt. Applic. #549/1977, reads:

"1. The addition of one enclosed workroom and patio to the existing penthouse constitutes an increasing degree of non-compliance, as per Section 54-31."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of Stanley M. Wolf, R.A. and John B. Cincotta; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-62 of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit under* Section 73-62 of the Zoning Resolution, to permit in a C6-1 district, in an existing twelve-story building, the enlargement in area of the penthouse level that increases the degree of noncompliance in floor area ratio *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received January 4, 1978", 3 sheets, and "January 31, 1978", one sheet; *on further condition* that an amended Certificate of Occupancy be obtained; that calculations attesting to the structural stability of the building be submitted to the satisfaction of the Department of Buildings; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 41-78-BZ

APPLICANT—Harry Soled for Ignatz and Bella Shonkopf, owner.

SUBJECT—Application January 30, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1677 48th Street, north side, 110 feet west of 17th Avenue, Block 5443, Lot 60, Borough of Brooklyn. Community Board #12BK.

## APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

## RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 6, 1976, after due notice by publication in the Bulletin; laid over to June 20, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated January 18, 1978, acting on N.B. Applic. #205/1977, reads:

"1. Proposed new building without the required front yard of 18' 0" is contrary to Section 23-45 of the Zoning Resolution.

2. Proposed porch in the side yard is not permitted as per Section 23-44 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, consisting of Philip P. Agusta, RA and John B. Cincotta.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and *grants* a variation in the application of the Zoning Resolu-



# MINUTES

tion, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two family dwelling that encroaches on the required front and side yards *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "January 30, 1978", 4 sheets and "June 8, 1978", 4 sheets and *on further condition* that the porches not extend more than five feet from the structure, that a restrictive covenant limiting the occupancy be filed with the Department of Buildings, that the Certificate of Occupancy shall indicate the libre, page and date of recording of said covenant; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 164-78-BZ

APPLICANT—Lama and Vassalotti for Salvatore Porcaro, owner.

SUBJECT—Application March 1, 1978—decision of the Borough Superintendent, under Section 73-21 of the Zoning Resolution, to permit in a R3-2 district, the erection of a one story enlargement to an existing retail store.

PREMISES AFFECTED—147-26 Brookville Boulevard and 235-31 147th Road, northwest corner, Block 13728, Lots 23 and 25, Borough of (Rosendale) Queens. Community Board #13Q.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

### RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 6, 1978, after due notice by publication in the Bulletin; Laid over to June 20, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated January 31, 1978, acting on Alt. Applic. #52/1978, reads:

"1. Structural alterations to a building occupied by a non-conforming use group 6, store, which is located within a residential R3-2 zone, is contrary to Section 52-22 of the Zoning Resolution.

2. The proposed enlargement of a commercial use group 6, store which is located within a residential R3-2 zone, is contrary to Section 22-00 of the Zoning Resolution.

3. As there are no bulk regulations for a commercial use within a residential zone, this matter is referred to the Board of Standards and Appeals for its determination."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; consisting of Philip P. Agusta, R.A. and Harry M. Carroll, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning

Resolution, to permit in an R3-2 district, the erection of a one story enlargement to an existing retail store *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, maked received "March 1, 1978", 3 sheets and *on further condition* that this variance shall be limited to a term of 15 years; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

## 190-78-BZ

APPLICANT—Andrew Di Camillo for Dr. Clinton F. Carrouger, owner.

SUBJECT—Application March 15, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story enlargement to an existing one family dwelling and doctor's office structure that encroaches on the required side and rear yards.

PREMISES AFFECTED—444 Bay Ridge Parkway, north side, 325.6 feet east of 4th Avenue, Block 5930, Lot 73, Borough of Brooklyn. Community Board #10BK.

### APPEARANCES—

For Applicant: Frank Sellitto.

For Opposition: None.

### RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

### THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

Adjourned: 4:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

## REGULAR MEETING

TUESDAY AFTERNOON, JUNE 20, 1978, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

## 346-78-SA

APPLICANT—Smith Meter Systems Division, Geosources Incorporated, owner.

SUBJECT—Self-service gasoline station dispensing equipment.

### APPEARANCES—

For Applicant: Joseph P. Morsellino, George Andrews and Anthony R. Baranowski.

For Opposition: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

346-78-SA: Smith Meter Systems Division, Geosource Incorporated, Union, New Jersey, filed for approval of Smith self-service gasoline station dispensing equipment (Models listed below) under the provisions of Section C26-107.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.



# MINUTES

PROPOSED USE: Self-service gasoline station dispensing equipment.

DESCRIPTION: The dispensers and pumps listed below are the same as those which were previously approved for use at full service gasoline stations under Calendar Number 831-47-SA. The changes are in the peripheral equipment used to adapt the pumps and dispensers for self-service use. These changes are shown below in *italics*. The mechanical computers are replaced by electronic computers for self-service use of the same basic pumps and dispensers. The peripheral equipment includes dollar and gallon transmitters, electric reset, and slow-down valves to limit the pumping rate. The equipment model numbers, functions, and features are as follow:

L-501—Remote Dispenser, Single Product, Lighted  
 U-501—Remote Dispenser, Single Product, Unlighted  
 LE-501—Remote Dispenser, Single Product, Lighted, Electric Reset  
 UE-501—Remote Dispenser, Single Product, Unlighted, Electric Reset  
 DLEA-501—Remote Dispenser, Single Product, Lighted, *Electric Reset, Dollar Transmitter*  
 DUEA-501—Remote Dispenser, Single Product, Unlighted, *Electric Reset, Dollar Transmitter*  
 GLEA-501—Remote Dispenser, Single Product, Lighted, *Electric Reset, Gallon Transmitter*  
 GUEA-501—Remote Dispenser, Single Product, Unlighted, *Electric Reset, Gallon Transmitter*  
 GDLEA-501—Remote Dispenser, Single Product, Lighted, *Electric Reset, Gallon and Dollar Transmitters*  
 GDUEA-501—Remote Dispenser, Single Product, Unlighted, *Electric Reset, Gallon and Dollar Transmitters*  
 DLEV-501—Remote Dispenser, Single Product, Lighted, *Electric Reset, Dollar Transmitter, Solenoid Valve*  
 DUEV-501—Remote Dispenser, Single Product, Unlighted, *Electric Reset, Dollar Transmitter, Solenoid Valve*  
 GDLEV-501—Remote Dispenser, Single Product, Lighted, *Electric Reset, Gallon and Dollar Transmitters, Solenoid Valve*  
 601—Single Product, Remote Dispenser, *Magnetic Electric Reset, Electronic Computer, Power Supply*  
 611—Single Product, Remote Dispenser, *Magnetic Electric Reset, Electronic Computer with Communication Board, (Remote Totalization and price setting), Power Supply*  
 621—Single Product, Remote Dispensers, *Magnetic Electric Reset, Electronic Computer with Communication board (Postpay/Prepay, Remote Totalization and Price Setting), Power Supply*  
 L-502—Remote Dual Dispenser, Dual Product, Lighted  
 U-502—Remote Dual Dispenser, Dual Product, Unlighted  
 LE-502—Remote Dual Dispenser, Dual Product, Lighted, Electric Reset  
 UE-502—Remote Dual Dispenser, Dual Product, Unlighted, Electric Reset  
 DLEA-502—Remote Dual Dispenser, Dual Product, Lighted, *Electric Reset, Dollar Transmitter*  
 DUEA-502—Remote Dual Dispenser, Dual Product, Unlighted, *Electric Reset Dollar Transmitter*  
 GLEA-502—Remote Dual Dispenser, Dual Product, Lighted, *Electric Reset, Gallon Transmitter*  
 GUEA-502—Remote Dual Dispenser, Dual Product, Unlighted, *Electric Reset, Gallon Transmitter*  
 GDLEA-502—Remote Dual Dispenser Dual Product, Lighted, *Electric Reset, Gallon and Dollar Transmitters*  
 GDUEA-502—Remote Dual Dispenser, Dual Product, Unlighted, *Electric Reset Gallon and Dollar Transmitters*  
 DLEV-502—Remote Dual Dispenser, Dual Product, Lighted, *Electric Reset, Dollar Transmitter, Solenoid Valve*  
 DUEV-502—Remote Dual Dispenser, Dual Product, Unlighted, *Electric Reset, Dollar Transmitter, Solenoid Valve*  
 GDLEV-502—Remote Dual Dispenser, Dual Product, *Electric Reset Gallon and Dollar Transmitter, Solenoid Valves*

GDUEV-502—Remote Dual Dispenser, Dual Product, *Electric Reset Gallon and Dollar Transmitter, Solenoid Valve*  
 602—Dual Product, Dual Hose Remote Dispenser, *Magnetic Electric Reset, Electronic Computer, Power Supply*  
 612—Dual Product, Dual Hose Remote Dispenser, *Magnetic Electric Reset, Electronic Computer with communication board (Remote Totalization and price setting), Power Supply*  
 622—Dual Product, Dual Hose Remote Dispenser, *Magnetic Electric Reset, Electronic Computer with communication board (Postpay/Prepay, Remote Totalization and price setting), power supply*  
 L-503—Remote Dual Dispenser, Single Product, Lighted  
 U-503—Remote Dual Dispenser, Single Product, Unlighted  
 LE-503—Remote Dual Dispenser, Single Product, Lighted, Electric Reset  
 UE-503—Remote Dual Dispenser, Single Product, Unlighted, Electric Reset  
 DLEA-503—Remote Dual Dispenser, Single Product, Lighted, *Electric Reset, Dollar Transmitter*  
 DUEA-503—Remote Dual Dispenser, Single Product, Unlighted, *Electric Reset Dollar Transmitter*  
 GLEA-503—Remote Dual Dispenser, Single Product, Lighted, *Electric Reset, Gallon Transmitter*  
 GUEA-503—Remote Dual Dispenser, Single Product, Lighted, *Electric Reset, Gallon and Dollar Transmitter*  
 GDLEA-503—Remote Dual Dispenser, Single Product, Lighted, *Electric Reset, Gallon and Dollar Transmitters*  
 GDUEA-503—Remote Dual Dispenser, Single Product, Unlighted, *Electric Reset, Gallon and Dollar Transmitter*  
 DLEV-503—Remote Dual Dispenser, Single Product, Lighted, *Electric Reset, Dollar Transmitter, Solenoid Valve*  
 DUEV-503—Remote Dual Dispenser, Single Product, Unlighted, *Electric Reset, Dollar Transmitter, Solenoid Valve*  
 GDLEV-503—Remote Dual Dispenser, Single Product, Lighted, *Electric Reset, Gallon and Dollar Transmitters, Solenoid Valve*  
 GDUEV-503—Remote Dual Dispenser, Single Product, Unlighted, *Electric Reset, Gallon and Dollar Transmitters, Solenoid Valve*  
 603—Single Product, Dual Hose Remote Dispenser, *Magnetic Electric Reset, Electronic Computer, Power Supply*  
 613—Single Product, Dual Hose Remote Dispenser *Magnetic Electric Reset, Electronic Computer with communication board (Remote Totalization and price setting), power supply*  
 623—Single Product, Dual Hose Remote Dispenser, *Magnetic Electric Reset, Electronic Computer with communication board (Postpay/prepay, Remote totalization and price setting), power supply*  
 L-505—Single Product Self Contained Pump, Lighted  
 U-505—Single Product Self Contained Pump, Unlighted  
 LE-505—Single Product Self Contained Pump, Lighted, Electric Reset  
 UE-505—Single Product Self Contained Pump, Unlighted, Electric Reset  
 DLEA-505—Single Product Self Contained Pump, Lighted, *Electric Reset, Dollar Transmitter*  
 DUEA-505—Single Product Self Contained Pump, Unlighted, *Electric Reset, Dollar Transmitter*  
 GLEA-505—Single Product Self Contained Pump, Lighted, *Electric Reset, Gallon Transmitter*  
 GUEA-505—Single Product Self Contained Pump, Unlighted, *Electric Reset Gallon Transmitter*  
 GDLEA-505—Single Product Self Contained Pump, Lighted, *Electric Reset, Gallon and Dollar Transmitters*  
 GDUEA-505—Single Product Self Contained Pump, Unlighted, *Electric Reset, Gallon and Dollar Transmitter*



# MINUTES

- DLEV-505—Single Product Self Contained Pump, Lighted, *Electric Reset, Dollar Transmitter, Solenoid Valve*
- DUEV-505—Single Product Self Contained Pump, Unlighted, *Electric Reset, Dollar Transmitter, Solenoid Valve*
- GDLEV-505—Single Product Self Contained Pump, Lighted, *Electric Reset, Gallon and Dollar Transmitter, Solenoid Valve*
- GDUEV-505—Single Product Self Contained Pump, Unlighted, *Electric Reset, Gallon and Dollar Transmitter, Solenoid Valve*
- 605—Single Product Self Contained Pump, *Magnetic Electric Reset, Electronic Computer, Power Supply*
- 615—Single Product Self Contained Pump, *Magnetic Electric Reset, Electronic Computer, with communication board (Remote totalization and price setting) power supply*
- 625—Single Product Self Contained Pump, *magnetic electric reset, electronic computer with communication board (postpay/prepay, remote totalization and price setting), power supply*
- L-506—Single Product Hi-Capacity Self Contained Pump, Lighted
- U-506—Single Product Hi-Capacity Self Contained Pump, Unlighted
- LE-506—Single Product Hi-Capacity Self Contained Pump, Lighted, *Electric Reset*
- UE-506—Single Product Hi-Capacity Self Contained Pump, Unlighted, *Electric Reset*
- DLEA-506—Single Product Hi-Capacity Self Contained Pump, Lighted, *Electric Reset, Dollar Transmitter*
- DUEA-506—Single Product Hi-Capacity Self Contained Pump, Unlighted, *Electric Reset Dollar Transmitter*
- GLEA-506—Single Product Hi-Capacity Self Contained Pump, Lighted, *Electric Reset Gallon Transmitter*
- GUEA-506—Single Product Hi-Capacity Self Contained Pump, Unlighted, *Electric Reset Gallon Transmitter*
- GDLEA-506—Single Product Hi-Capacity Self Contained Pump, Lighted, *Electric Reset Gallon and Dollar Transmitter*
- GDUEA-506—Single Product Hi-Capacity Self Contained Pump, Unlighted, *Electric Reset Gallon and Dollar Transmitter*
- DLEV-506—Single Product Hi-Capacity Self Contained Pump, Lighted, *Electric Reset Dollar Transmitter, Solenoid Valve*
- DUEV-506—Single Product Hi-Capacity Self Contained Pump, Unlighted, *Electric Reset Dollar Transmitter, Solenoid Valve*
- GDLEV-506—Single Product Hi-Capacity Self Contained Pump, Lighted, *Electric Reset, Gallon and Dollar Transmitters, Solenoid Valve*
- GDUEV-506—Single Product Hi-Capacity Self Contained Pump, Unlighted, *Electric Reset Gallon and Dollar Transmitters, Solenoid Valve*
- 606—Single Product, Self Contained Hi-Capacity pump, *Magnetic Electric Reset, Electronic Computer, Power Supply*
- 616—Single Product, Self Contained Hi-Capacity Pump, *Magnetic Electric Reset, Electronic Computer with communication board (remote totalization and price setting), power supply*
- 626—Single Product, Self Contained Hi-Capacity Pump, *Magnetic Electric Reset, Electronic Computer with communication board (Postpay/Prepay, Remote Totalization and price setting), Power Supply*
- L-507—Single Product, Dual Hose Self Contained Pump, Lighted
- U-507—Single Product, Dual Hose Self Contained Pump, Unlighted
- LE-507—Single Product, Dual Hose Self Contained Pump, Lighted, *Electric Reset*
- UE-507—Single Product, Dual Hose Self Contained Pump, Unlighted, *Electric Reset*
- DLEA-507—Single Product, Dual Hose Self Contained Pump, Lighted, *Electric Reset Dollar Transmitter*
- DUEA-507—Single Product, Dual Hose Self Contained Pump, Unlighted, *Electric Reset Dollar Transmitter*
- GLEA-507—Single Product, Dual Hose Self Contained Pump, Lighted, *Electric Reset Gallon Transmitter*
- GUEA-507—Single Product, Dual Hose Self Contained Pump, Unlighted, *Electric Reset Gallon Transmitter*
- GDLEA-507—Single Product, Dual Hose Self Contained Pump, Lighted, *Electric Reset, Gallon and Dollar Transmitters*
- GDUEA-507—Single Product, Dual Hose Self Contained Pump, Unlighted, *Electric Reset, Gallon and Dollar Transmitters*
- DLEV-507—Single Product Dual Hose Self Contained Pump, Lighted, *Electric Reset, Dollar Transmitter, Solenoid Valve*
- DUEV-507—Single Product Dual Hose Self Contained Pump, Unlighted, *Electric Reset, Dollar Transmitter, Solenoid Valve*
- GDLEV-507—Single Product, Dual Hose Self Contained Pump, Lighted, *Electric Reset, Gallon and Dollar Transmitters, Solenoid Valve*
- GDUEV-507—Single Product Dual Hose Self Contained Pump, Unlighted, *Electric Reset, Gallon and Dollar Transmitters, Solenoid Valve*
- 607—Single Product, Dual Hose Self Contained Pump, *Magnetic Electric Reset, Electronic Computer, Power Supply*
- 617—Single Product, Dual Hose Self Contained Pump, *Magnetic Electric Reset, Electronic Computer with communication board (remote totalization and price setting), power supply*
- 627—Single Product, Dual Hose Self Contained Pump, *Magnetic Electric Reset, Electronic Computer with communications board (postpay/prepay, remote totalization and price setting), power supply*
- L-508—Dual Product, Dual Hose Self Contained Pump, Lighted
- U-508—Dual Product, Dual Hose Self Contained Pump, Unlighted
- LE-508—Dual Product, Dual Hose Self Contained Pump, Lighted, *Electric Reset*
- UE-508—Dual Product, Dual Hose Self Contained Pump, Unlighted, *Electric Reset*
- DLEA-508—Dual Product, Dual Hose Self Contained Pump, Lighted, *Electric Reset, Dollar Transmitter*
- DUEA-508—Dual Product, Dual Hose Self Contained Pump, Unlighted, *Electric Reset, Dollar Transmitter*
- GLEA-508—Dual Product, Dual Hose Self Contained Pump, Lighted, *Electric Reset, Gallon Transmitter*
- GUEA-508—Dual Product, Dual Hose, Self Contained Pump, Unlighted, *Electric Reset, Gallon Transmitter*
- GDLEA-508—Dual Product, Dual Hose, Self Contained Pump, Lighted, *Electric Reset, Gallon and Dollars Transmitters*
- GDUEA-508—Dual Product, Dual Hose, Self Contained Pump, Unlighted, *Electric Reset, Gallon and Dollars Transmitters*
- DLEV-508—Dual Product, Dual Hose Self Contained Pump, Lighted, *Electric Reset, Dollars Transmitters, Solenoid Valve*
- DUEV-508—Dual Product, Dual Hose Self Contained Pump, Unlighted, *Electric Reset, Dollars Transmitters, Solenoid Valve*
- GDLEV-508—Dual Product, Dual Hose Self Contained Pump, Lighted, *Electric Reset, Gallon and Dollar Transmitters, Solenoid Valve*
- GDUEV-508—Dual Product, Dual Hose Self Contained Pump, Unlighted, *Electric Reset, Gallon and Dollar Transmitter, Solenoid Valve*
- 608—Dual Product, Dual Hose Self Contained Pump, *Magnetic Electric Reset, Electronic Computer, Power Supply*



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- 618—Dual Product, Dual Hose Self Contained Pump, Magnetic Electric Reset, Electronic Computer with communication board (remote totalization and price setting), power supply
- 628—Dual Product, Dual Hose Self Contained Pump, Magnetic Electric Reset, Electronic Computer with communication board (postpay/prepay, remote totalization and price setting), power supply
- Consols for electronic pumps and dispensers: Bulletin 4.0.10 Model E:

Postpay (only) console  
Is a single display shared by eight hoses.  
Desired dispenser is selected at the console for the display of data and/or authorization.

## Model F:

Prepay/Postpay Console  
Console has a single display for up to (8) electronic dispensers.  
Desired dispenser is selected at the console for the display of data and/or authorization. Consoles does remote totalization and price setting also, with adjustable slow down valve for prepay.

**INSPECTION AND TEST:** The equipment has been tested and approved by Underwriters' Laboratories (Files MH9464, MH12432, E68401, MH1516).

**RECOMMENDATIONS:** The Committee on Test recommends the approval of the Smith self-service gasoline station dispensing equipment listed above on the following conditions:

1. All uses, locations and installations of the equipment shall comply with the applicable requirements of the Building Code and Administrative Code of the City of New York and applicable Local Laws and Fire Prevention Directives.

2. The equipment shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 346-78-SA."

3. The equipment shall be supervised and controlled by a person holding a Certificate of Fitness.

4. The pumps shall be capable of being totally shut down and the extinguishing system shall be capable of being actuated by a button or switch in the control booth.

5. The control booth shall be located where the supervisor (Item "3") can see all of the equipment.

6. All dispensing nozzles shall be automatic closing type, without hold open latches.

7. The fire extinguishing system shall be dry chemical type, with both automatic heat detection and manual pneumatic activators.

8. The supervisor shall be capable of remote automatic voice communication with people using the equipment.

9. No prepay coin or card operated equipment shall be used.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

## 347-78-SA

**APPLICANT**—General Equipment Company for General Atomic Company, Electronic Systems Division, owner.

**SUBJECT**—Console for self-service gasoline stations.

## APPEARANCES—

For Applicant: Joseph P. Morsellino and George Andrews.  
For Opposition: None.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

347-78-SA: General Equipment Company, Bristol, Pennsylvania, for General Atomic Company, Electronic Systems Division, San Diego, California, filed for approval of the Delta-300 Console under the provisions of Section C26-107.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

**PROPOSED USE:** Console for self-service gasoline stations.

**DESCRIPTION:** The console provides remote readouts, controls gasoline flow, and totalizes transactions for self-service gasoline station equipment. Each console controls 24 hoses. Functions and features include 5 digit dollar and gallon readouts, 6 digit dollar and gallon totalizers, prepay and postpay selections, inventory totals for 5 products, low inventory warning for each product, battery backup for totals and prices, dollar or gallon limit on prepay mode, prepay volume slowdown, individual hose shutoff, and emergency pump "stop" buttons.

**INSPECTION AND TEST:** The console has been tested and approved by Underwriters' Laboratories (File Ex 326).

**RECOMMENDATIONS:** The Committee on Test recommends the approval of the Delta-300 Console for use at self-service gasoline stations under the following conditions:

1. All uses, locations and installations of the equipment shall comply with the applicable requirements of the Building Code and Administrative Code of the City of New York and applicable Local Laws and Fire Prevention Directives.

2. The equipment shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 347-78-SA."

3. The equipment shall be supervised and controlled by a person holding a Certificate of Fitness.

4. The pumps shall be capable of being totally shut down and the extinguishing system shall be capable of being actuated by a button or switch in the control booth.

5. The control booth shall be located where the supervisor (Item "3") can see all of the equipment.

6. All dispensing nozzles shall be automatic closing type, without hold open latches.

7. The fire extinguishing system shall be dry chemical type, with both automatic heat detection and manual pneumatic activators.

8. The supervisor shall be capable of remote automatic voice communication with people using the equipment.

9. No prepay coin or card operated equipment shall be used.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of



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the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

## 355-78-SM

APPLICANT—Norton McMurray Manufacturing Company, owner.

SUBJECT—Service head adaptor.

APPEARANCES—

For Applicant: None.  
For Opposition: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
355-78-SM: Norton McMurray Manufacturing Company, Geneva, Illinois, filed for approval of the Normac No. 1093-Z Service Head Adapter under the provisions of Article 16 and RS 16 of the Building Code of the City of New York.

PROPOSED USE: Service head adaptor.

DESCRIPTION: The adaptor is used by utilities for connection between outside gas utility piping and inside meter set piping. The adaptor has 4" male threads for the meter set tee and 3" female thread for the utility piping. A 2 $\frac{3}{16}$ " long section of 2" plastic pipe is inserted in the utility pipe and tightened in the adaptor with a compression joint, which consists of a lock stiffener and a lock stiffener ring.

INSPECTION AND TEST: The adaptor has been used and recommended by Brooklyn Union Gas Company.

RECOMMENDATIONS: The Committee on Test recommends the approval of the Normac No. 1093-Z Service Head Adaptor for utilities gas connections under the provisions of Article 16 and RS 16 of the Building Code of the City of New York on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code. The adaptors shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 355-78-SM."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

## 634-59-SM

APPLICANT—Chicago Metallic Corporation, owner.

SUBJECT—Additional condition of approval.

APPEARANCES—

For Applicant: None.  
For Opposition: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
634-59-SM—Amendment to resolution to include additional condition of approval.

The Board of Standards and Appeals hereby reopens and amends the resolution adopted January 29, 1963 and amended through April 25, 1978 under Calendar Number 634-59-SM (applicant: Chicago Metallic Corporation, Chicago, Illinois) to include an additional condition of approval.

PROPOSED USE: Suspended ceiling systems (non-fire rated).

DESCRIPTION: The additional condition of approval, applicable to all previously approved suspended ceiling systems, is the prohibition of 12 gauge steel wire or any other material for ceiling hangers, other than  $\frac{1}{4}$ " diameter steel rod or 1" x  $\frac{1}{8}$ " flat steel bar.

INSPECTION AND TEST: The ceiling systems have been tested and approved by Underwriters' Laboratories (No. CH-3212).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted January 29, 1963 be reopened and amended to include the additional condition of approval described above, on condition that all other applicable requirements of the original resolution and previous amendments adopted under this Calendar Number shall be complied with.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 657-59-SA

APPLICANT—Spencer American, Incorporated, owner.

SUBJECT—Additional dry cleaning machines and change of corporate name.

### APPEARANCES—

For Applicant: Joseph Marini.

For Opposition: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

657-59-SA: Amendment to resolution to include additional dry cleaning machines and change of corporate name.

Spencer America, Incorporated, St. Louis, Missouri, requested that the resolution adopted April 26, 1960 under Calendar Number 657-59-SA be reopened and amended to include additional dry cleaning machines and change of corporate name.

PROPOSED USE: Dry cleaning machines.

DESCRIPTION: The change of corporate name is from Spencer Limited to Spencer America, Incorporated, St. Louis, Missouri.

The additional dry cleaning machines are the Seville II, GTV 25 Mark II, and GTV 40 Mark II, with dry clothes capacities of 12.3, 21.6, and 36.7 pounds, respectively. The machines use F113 fluorocarbon (trichlorotrifluoroethane) solvents, Dupont Valclene 1 and 3. The machines are automatically controlled and have manual overrides. Features include an open, single compartment stainless steel washer cage, stainless steel solvent storage tank, two speed reversing motor, electrical interlock to prevent operation while the door is opened, and a solvent vapor recovery system to keep the solvent within the closed system of the machine and prevent any release of solvent vapor to the atmosphere, which precludes the requirement for a direct exhaust of the machines to the atmosphere.

INSPECTION AND TEST: The machines use a solvent which has been tested and approved by OSHA, U. S. Department of Labor, and Underwriters' Laboratories (File MH494) and have been certified not to flash at 1382° F. The solvent vapor recovery system and rated capacities (2.8 pounds of dry clothes per cubic foot of cleaning volume) meet the requirements of the Rules of the Board and the Building Code of the City of New York.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted April 26, 1960 under Calendar Number 657-59-SA be reopened and amended to include additional dry cleaning machines, Seville II, GTV 25 Mark II, and GTV 40 Mark II, on condition that all uses, locations, and installations shall comply with the applicable requirements for low hazard dry cleaning machines of the Building Code of the City of New York, the Dry Cleaning Rules of the Board, and the original resolution adopted under this Calendar Number.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change

of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 241-74-SA

APPLICANT—Peerless Pump Division, an Indian Head Company, owner.

SUBJECT—Additional fire pump operator.

### APPEARANCES—

For Applicant: Mario DiMasi.

For Opposition: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

241-74-SA: Amendment to resolution to include an additional fire pump engine operator.

Peerless Pump Division, an Indian Head Company, requested that the resolution adopted February 25, 1975 and amended through March 14, 1978 under Calendar Number 241-74-SA be reopened and amended to include an additional fire pump operator.

PROPOSED USE: Fire pump engine operator.

DESCRIPTION: The additional Model 2000 emergency manual operator is used to run fire pump diesel engines in case of failure of the engine control panel or wiring between the control panel and the engine. It is powered by either of two sets of batteries. The batteries are continuously charged during normal operation. The electrical ratings are 10 amp, or 12 volts, DC.

INSPECTION AND TEST: The fire pump operator has been tested and approved by Underwriters' Laboratories (File EX 2791).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted February 25, 1975 and amended through March 14, 1978 under Calendar Number 241-74-SA be reopened and amended to include the Model 2000 fire pump engine operator, on condition that all uses, locations, and installations shall comply with the applicable requirements of the original resolution and previous amendments adopted under this Calendar Number and the Building Code of the City of New York.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.



# MINUTES

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,  
THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 152-77-SA

APPLICANT—Veeder-Root Company, a subsidiary of Western Pacific Industries, owner.

SUBJECT—Additional console for self-service gasoline stations.

### APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Augsta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 152-77-SA: Amendment to resolution to include additional console for self-service gasoline stations.

Veeder-Root Company, a subsidiary of Western Pacific Industries, Hartford, Connecticut, requested that the resolution adopted April 11, 1978 under Calendar Number 152-77-SA be reopened and amended to include an additional console for self-service gasoline stations.

PROPOSED USE: Electronic console for self-service gasoline stations.

DESCRIPTION: The revised 7800 Series consoles are identical to the original 7800 Series as they were previously approved, with the exception of the additional capability of pre-pay operation. The consoles are used to set a dollar amount limit before the pump is used. Each console can control up to 12 hoses. The difference in model designations is a "2" for the seventh digit of the pre-pay models. Pre-pay operation of the additional models is an option; if the indicator is not pre-set, post-pay operation is still available.

INSPECTION AND TEST: The consoles have been tested and approved by Underwriters' Laboratories (File MH8483) and the Canadian Standards Association.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted April 11, 1978 under Calendar Number 152-77-SA be reopened and amended to include the revised 7800 Series electronic consoles for pre-pay control of gasoline dispensing equipment in self-service gasoline stations, on the following conditions:

1. All uses, locations, and installations of the equipment shall comply with the applicable requirements of the Building Code and Administrative Code of the City of New York and applicable Local Laws and Fire Prevention Directives.

2. The equipment shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 152-77-SA."

3. The equipment shall be supervised and controlled by a person holding a Certificate of Fitness.

4. The pumps shall be capable of being totally shut down and the extinguishing system shall be capable of being actuated by a button or switch in the control booth.

5. The control booth shall be located where the supervisor (Item "3") can see all of the equipment.

6. All dispensing nozzles shall be automatic closing type, without hold open latches.

7. The fire extinguishing system shall be dry chemical type, with both automatic heat detection and manual pneumatic activators.

8. The Supervisor shall be capable of remote automatic voice communication with people using the equipment.

9. No pre-pay coin or card operated equipment shall be used.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,  
For the Committee on Test,

STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 258-77-SA

APPLICANT—Gilbarco, Incorporated, owner.

SUBJECT—Additional self-service gasoline station equipment.

### APPEARANCES—

For Applicant: John N. Hastings.

For Opposition: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 258-77-SA: Amendment to resolution to include additional self-service gasoline station equipment.

Gilbarco, Incorporated, Greensboro, North Carolina, requested that the resolution adopted April 11, 1978 under Calendar Number 258-77-SA be reopened and amended to include additional self-service gasoline station equipment.

PROPOSED USE: Self-service gasoline station equipment.

DESCRIPTION: The equipment is similar to that which was previously approved, with the major difference being the improvement of the electronic components. The equipment consists of electronic pump/dispenser units (Highline III Electronic Display), mechanic computer pump/dispenser units (Trimline Transac HV-A), and control consoles (Mini-T and Transac 8, 10, and 11 Series). The model numbers and specifications are as follow:



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## HIGHLINE 111 DISPENSER/PUMPS FOR STANDARD NOZZLE

*Model No. Description*  
REMOTE DISPENSERS  
*For Gilbarco Console System*

### Self-Service Models

|        |                             |                  |
|--------|-----------------------------|------------------|
| AC4221 | Single Inlet, Single Outlet | T8/T10 Readout   |
| AC4321 | Single Inlet, Single Outlet | T8/T10 Preset    |
| AC4521 | Single Inlet, Single Outlet | T8A/T10A Readout |
| AC4621 | Single Inlet, Single Outlet | T8A/T10A Preset  |
| AC4721 | Single Inlet, Single Outlet | Mini-T Readout   |
| AC4821 | Single Inlet, Single Outlet | T11/T12 Readout  |
| AC4921 | Single Inlet, Single Outlet | T11/T12 Preset   |
| AC5221 | Single Inlet, Dual Outlet   | T8/T10 Readout   |
| AC5321 | Single Inlet, Dual Outlet   | T8/T10 Preset    |
| AC5521 | Single Inlet, Dual Outlet   | T8A/T10A Readout |
| AC5621 | Single Inlet, Dual Outlet   | T8A/T10A Preset  |
| AC5721 | Single Inlet, Dual Outlet   | Mini-T Readout   |
| AC5821 | Single Inlet, Dual Outlet   | T11/T12 Readout  |
| AC5921 | Single Inlet, Dual Outlet   | T11/T12 Preset   |
| AC6221 | Dual Inlet, Dual Outlet     | T8/T10 Readout   |
| AC6321 | Dual Inlet, Dual Outlet     | T8/T10 Preset    |
| AC6521 | Dual Inlet, Dual Outlet     | T8A/T10A Readout |
| AC6621 | Dual Inlet, Dual Outlet     | T8A/T10A Preset  |
| AC6721 | Dual Inlet, Dual Outlet     | Mini-T Readout   |
| AC6821 | Dual Inlet, Dual Outlet     | T11/T12 Readout  |
| AC6921 | Dual Inlet, Dual Outlet     | T11/T12 Preset   |

### SELF-CONTAINED PUMPS

#### Self-Service Models

|        |                             |                  |
|--------|-----------------------------|------------------|
| AC1221 | Single Inlet, Single Outlet | T8/T10 Readout   |
| AC1321 | Single Inlet, Single Outlet | T8/T10 Preset    |
| AC1521 | Single Inlet, Single Outlet | T8A/T10A Readout |
| AC1621 | Single Inlet, Single Outlet | T8A/T10A Preset  |
| AC1721 | Single Inlet, Single Outlet | Mini-T Readout   |
| AC1821 | Single Inlet, Single Outlet | T11/T12 Readout  |
| AC1921 | Single Inlet, Single Outlet | T11/T12 Preset   |
| AC2221 | Single Inlet, Dual Outlet   | T8/T10 Readout   |
| AC2321 | Single Inlet, Dual Outlet   | T8/T10 Preset    |
| AC2521 | Single Inlet, Dual Outlet   | T8A/T10A Readout |
| AC2621 | Single Inlet, Dual Outlet   | T8A/T10A Preset  |
| AC2721 | Single Inlet, Dual Outlet   | Mini-T Readout   |
| AC2821 | Single Inlet, Dual Outlet   | T11/T12 Readout  |
| AC2921 | Single Inlet, Dual Outlet   | T11/T12 Preset   |
| AC3221 | Dual Inlet, Dual Outlet     | T8/T10 Readout   |
| AC3321 | Dual Inlet, Dual Outlet     | T8/T10 Preset    |
| AC3521 | Dual Inlet, Dual Outlet     | T8A/T10A Readout |
| AC3621 | Dual Inlet, Dual Outlet     | T8A/T10A Preset  |
| AC3721 | Dual Inlet, Dual Outlet     | Mini-T Readout   |
| AC3821 | Dual Inlet, Dual Outlet     | T11/T12 Readout  |
| AC3921 | Dual Inlet, Dual Outlet     | T11/T12 Preset   |

## HIGHLINE 111 DISPENSER/PUMPS FOR VAPOR RECOVERY NOZZLE

*Model No. Description*  
REMOTE DISPENSERS  
*For Gilbarco Console System*

### Self-Service Models

|        |                             |                  |
|--------|-----------------------------|------------------|
| AC4231 | Single Inlet, Single Outlet | T8/T10 Readout   |
| AC4331 | Single Inlet, Single Outlet | T8/T10 Preset    |
| AC4531 | Single Inlet, Single Outlet | T8A/T10A Readout |
| AC4631 | Single Inlet, Single Outlet | T8A/T10A Preset  |
| AC4731 | Single Inlet, Single Outlet | Mini-T Readout   |
| AC4831 | Single Inlet, Single Outlet | T11/T12 Readout  |
| AC4931 | Single Inlet, Single Outlet | T11/T12 Preset   |
| AC5231 | Single Inlet, Dual Outlet   | T8/T10 Readout   |
| AC5331 | Single Inlet, Dual Outlet   | T8/T10 Preset    |
| AC5531 | Single Inlet, Single Outlet | T8A/T10A Readout |
| AC5631 | Single Inlet, Dual Outlet   | T8A/T10A Preset  |
| AC5731 | Single Inlet, Single Outlet | Mini-T Readout   |
| AC5831 | Single Inlet, Single Outlet | T11/T12 Readout  |
| AC5931 | Single Inlet, Single Outlet | T11/T12 Preset   |
| AC6231 | Dual Inlet, Dual Outlet     | T8/T10 Readout   |
| AC6331 | Dual Inlet, Dual Outlet     | T8/T10 Preset    |

|        |                         |                  |
|--------|-------------------------|------------------|
| AC6531 | Dual Inlet, Dual Outlet | T8A/T10A Readout |
| AC6631 | Dual Inlet, Dual Outlet | T8A/T10A Preset  |
| AC6731 | Dual Inlet, Dual Outlet | Mini-T Readout   |
| AC6831 | Dual Inlet, Dual Outlet | T11/T12 Readout  |
| AC6931 | Dual Inlet, Dual Outlet | T11/T12 Preset   |

### SELF-CONTAINED PUMPS

#### Self-Service Models

|        |                             |                  |
|--------|-----------------------------|------------------|
| AC1231 | Single Inlet, Single Outlet | T8/T10 Readout   |
| AC1331 | Single Inlet, Single Outlet | T8/T10 Preset    |
| AC1531 | Single Inlet, Single Outlet | T8A/T10A Readout |
| AC1631 | Single Inlet, Single Outlet | T8A/T10A Preset  |
| AC1731 | Single Inlet, Single Outlet | Mini-T Readout   |
| AC1831 | Single Inlet, Single Outlet | T11/T12 Readout  |
| AC1931 | Single Inlet, Single Outlet | T11/T12 Preset   |
| AC2231 | Single Inlet, Single Outlet | T8/T10 Readout   |
| AC2331 | Single Inlet, Single Outlet | T8/T10 Preset    |
| AC2531 | Single Inlet, Single Outlet | T8A/T10A Readout |
| AC2631 | Single Inlet, Single Outlet | T8A/T10A Preset  |
| AC2731 | Single Inlet, Single Outlet | Mini-T Readout   |
| AC2831 | Single Inlet, Single Outlet | T11/T12 Readout  |
| AC2931 | Single Inlet, Dual Outlet   | T11/T12 Preset   |
| AC3231 | Dual Inlet, Dual Outlet     | T8/T10 Readout   |
| AC3331 | Dual Inlet, Dual Outlet     | T8/T10 Preset    |
| AC3531 | Dual Inlet, Dual Outlet     | T8A/T10A Readout |
| AC3631 | Dual Inlet, Dual Outlet     | T8A/T10A Preset  |
| AC3731 | Dual Inlet, Dual Outlet     | Mini-T Readout   |
| AC3831 | Dual Inlet, Dual Outlet     | T11/T12 Readout  |
| AC3931 | Dual Inlet, Dual Outlet     | T11/T12 Preset   |

## GILBARCO TRANSAC HV-A SELF-SERVICE TRIMLINE MODEL SERIES

| Unlighted                             | Lighted              |                                                 |
|---------------------------------------|----------------------|-------------------------------------------------|
| Single Hose                           | Self-Contained Pumps |                                                 |
| 152-1H9                               | 162-1H9              | Fill-Up operation, hose hook                    |
| 152-1J9                               | 162-1J9              | Preset operation, hose hook                     |
| 154-1H9                               | 164-1H9              | Fill-Up operation, hose retriever               |
| 154-1J9                               | 164-1J9              | Preset operation, hose retriever                |
| Single Hose                           | Remote Dispenser     |                                                 |
| 152-0H9                               | 162-0H9              | Fill-Up operation, hose hook                    |
| 152-0J9                               | 162-0J9              | Preset operation, hose hook                     |
| 154-0H9                               | 164-0H9              | Fill-Up operation, hose hook                    |
| 154-0J9                               | 164-0J9              | Preset operation, hose hook                     |
| One Product and Two Product Dual Hose |                      |                                                 |
| Self-Contained Pumps                  |                      |                                                 |
| 251-1H9                               | 261-1H9              | Fill-Up operation, one product, hose retriever  |
| 251-1J9                               | 261-1J9              | Preset operation, one product, hose retriever   |
| 252-1H9                               | 262-1H9              | Fill-Up operation, two products, hose retriever |
| 252-1J9                               | 262-1J9              | Preset operation, two products, hose retriever  |

### One Product and Two Product Dual Hose Remote Dispensers

|         |         |                                                 |
|---------|---------|-------------------------------------------------|
| 251-0H9 | 261-0H9 | Fill-Up operation, one product, hose retriever  |
| 251-0J9 | 261-0J9 | Preset operation, one product, hose retriever   |
| 252-0H9 | 262-0H9 | Fill-Up operation, two products, hose retriever |
| 252-0J9 | 262-0J9 | Preset operation, two products, hose retriever  |

## GILBARCO MINI-T CONSOLE SERIES

Models AG2T1E1002, AG2T1E1003, AG2T1E1004

## GILBARCO TRANSAC 11 CONSOLE

Models AJ2Q1E1006, AJ2Q1E100C



# MINUTES

## GILBARCO TRANSAC 8 SERIES CONSOLE

| Model No.  | No. of<br>Pumps<br>Operated |
|------------|-----------------------------|
| PA01150004 | 2-4                         |

## GILBARCO TRANSAC 10 SERIES CONSOLE

| Model No.  | No. of<br>Pumps<br>Operated |
|------------|-----------------------------|
| PA01200A04 | 2-4                         |
| PA01200A06 | 6                           |
| PA01200A08 | 8                           |
| PA01200A10 | 10                          |
| PA01200A12 | 12                          |

**INSPECTION AND TEST:** The equipment has been tested and approved by Underwriters' Laboratories (File MH8467).

**RECOMMENDATIONS:** The Committee on Test recommends that the resolution adopted April 11, 1978 under Calendar Number 258-77-SA be reopened and amended to include the additional equipment listed above, on the following conditions:

1. All uses, locations, and installations of the equipment shall comply with the applicable requirements of the Building Code and Administrative Code of the City of New York and applicable Local Laws and Fire Prevention Directives.

2. The equipment shall be permanently labeled: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 258-77-SA."

3. The equipment shall be supervised and controlled by a person holding a Certificate of Fitness.

4. The pumps shall be capable of being totally shut down and the extinguishing system shall be capable of being actuated by a button or switch in the control booth.

5. The control booth shall be located where the supervisor (Item "3") can see all of the equipment.

6. All dispensing nozzles shall be automatic closing type, without hold open latches.

7. The fire extinguishing system shall be dry chemical type, with both automatic heat detection and manual pneumatic activators.

8. The supervisor shall be capable of remote automatic voice communication with people using the equipment.

9. No prepay coin or card operated equipment shall be used.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes and controls are being maintained as were in effect at the time of this approval or previous approvals under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,  
Executive Director,

For the Committee on Test,  
STUART LOWENTHAL,  
Asst. Engr.,

THOMAS W. FARRICKER, JR.,  
Asst. Arch.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

## 354-72-SA

APPLICANT—Mono-Therm Industries, Incorporated,  
owner.

SUBJECT—To include additional insulation.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to July 5, 1978, at 2 P.M., for decision; hearing closed.

## 823-77-SM

APPLICANT—Booth Fire Escape, Limited, owner.

SUBJECT—Evacuation system.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to July 5, 1978, at 2 P.M., for decision; hearing closed.

1-78-BZY—B.S.I.—76 Ridgewood Avenue, Block 5507,  
Lot 184, N.B. #2218/74.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chariman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

2-78-BZY—B.S.I.—80 Ridgewood Avenue, Block 5507,  
Lot 182, N.B. #2219/74.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and



# MINUTES

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**3-78-BZY—B.S.I.—427 Getz Avenue, Block 5507, Lot 152, N.B. #2220/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**4-78-BZY—B.S.I.—431 Getz Avenue, Block 5507, Lot 150, N.B. #2221/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**5-78-BZY—B.S.I.—150 Ridgewood Avenue, Block 5513, Lot 128, N.B. #2222/74**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**6-78-BZY—B.S.I.—102 Ridgewood Avenue, Block 5513, Lot 155, N.B. #2224/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and



# MINUTES

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution, for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**7-78-BZY—B.S.I.—104 Ridgewood Avenue, Block 5513, Lot 154, N.B. #2225/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Regulation for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Regulation, the time to complete foundations to December 20, 1978.

**8-78-BZY—B.S.I.—124 Ridgewood Avenue, Block 5513, Lot 142, N.B. #2228/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**9-78-BZY—B.S.I.—126 Ridgewood Avenue, Block 5513, Lot 140, N.B. #2229/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin

ACTION OF BOARD—Time of complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**10-78-BZY—B.S.I.—132 Ridgewood Avenue, Block 5513, Lot 139, N.B. #2230/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and



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# MINUTES

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WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

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**11-78-BZY—B.S.I.—134 Ridgewood Avenue, Block 5513, Lot 138, N.B. #2231/74.**

**APPEARANCES—**

For Applicant: Jerome L. Grushkin

**ACTION OF BOARD—**Time to complete construction extended.

**THE VOTE—**

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

**THE RESOLUTION—**

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

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**12-78-BZY—B.S.I.—136 Ridgewood Avenue, Block 5513, Lot 137, N.B. #2232/74.**

**APPEARANCES—**

For Applicant: Jerome L. Grushkin.

**ACTION OF BOARD—**Time to complete construction extended.

**THE VOTE—**

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

**THE RESOLUTION—**

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

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**13-78-BZY—B.S.I.—138 Ridgewood Avenue, Block 5513, Lot 136, N.B. #2233/74.**

**APPEARANCES—**

For Applicant: Jerome L. Grushkin.

**ACTION OF BOARD—**Time to complete construction extended.

**THE VOTE—**

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

**THE RESOLUTION—**

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

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**14-78-BZY—B.S.I.—405 Getz Avenue, Block 5513, Lot 92, N.B. #2234/74.**

**APPEARANCES—**

For Applicant: Jerome L. Grushkin.

**ACTION OF BOARD—**Time to complete construction extended.

**THE VOTE—**

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

**THE RESOLUTION—**

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and



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# MINUTES

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WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

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**15-78-BZY—B.S.I.—407 Getz Avenue, Block 5513, Lot 91, N.B. #2235/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

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**16-78-BZY—B.S.I.—409 Getz Avenue, Block 5513, Lot 89, N.B. #2236/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

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**17-78-BZY—B.S.I.—411 Getz Avenue, Block 5513, Lot 88, N.B. #2237/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

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**18-78-BZY—B.S.I.—415 Getz Avenue, Block 5513, Lot 87, N.B. #2238/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and



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# MINUTES

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WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

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**19-78-BZY—B.S.I.—417 Getz Avenue, Block 5513, Lot 66, N.B. #2239/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

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**20-78-BZY—B.S.I.—373 Getz Avenue, Block 5513, Lot 107, N.B. #2240/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

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**21-78-BZY—B.S.I.—375 Getz Avenue, Block 5513, Lot 106, N.B. #2241/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

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**22-78-BZY—B.S.I.—379 Getz Avenue, Block 5513, Lot 105, N.B. #2242/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction is extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and



# MINUTES

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**23-78-BZY—B.S.I.—381 Getz Avenue, Block 5513, Lot 103, N.B. #2243/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**24-78-BZY—B.S.I.—383 Getz Avenue, Block 5513, Lot 102, N.B. #2244/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**25-78-BZY—B.S.I.—385 Getz Avenue, Block 5513, Lot 101, N.B. #2245/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**26-78-BZY—B.S.I.—70 Ridgewood Avenue, Block 5507, Lot 188, N.B. #2246/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and



# MINUTES

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**27-78-BZY—B.S.I.—74 Ridgewood Avenue, Block 5507, Lot 186, N. B. #2247/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**28-78-BZY—B.S.I.—152 Ridgewood Avenue, Block 5513, Lot 126, N.B. #2248/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**29-78-BZY—B.S.I.—154 Ridgewood Avenue, Block 5513, Lot 125, N.B. #2249/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**30-78-BZY—B.S.I.—156 Ridgewood Avenue, Block 5513, Lot 124, N.B. #2250/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and



# MINUTES

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**31-78-BZY—B.S.I.—158 Ridgewood Avenue, Block 5513, Lot 123, N.B. #2251/74.**

**APPEARANCES—**

For Applicant: Jerome L. Grushkin.

**ACTION OF BOARD—**Time to complete construction extended.

**THE VOTE—**

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

**THE RESOLUTION—**

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**32-78-BZY—B.S.I.—435 Getz Avenue, Block 5507, Lot 148, N.B. #2252/74.**

**APPEARANCES—**

For Applicant: Jerome L. Grushkin.

**ACTION OF BOARD—**Time to complete construction extended.

**THE VOTE—**

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

**THE RESOLUTION—**

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**33-78-BZY—B.S.I.—437 Getz Avenue, Block 5507, Lot 147, N.B. #2253/74.**

**APPEARANCES—**

For Applicant: Jerome L. Grushkin.

**ACTION OF BOARD—**Time to complete construction extended.

**THE VOTE—**

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

**THE RESOLUTION—**

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**34-78-BZY—B.S.I.—389 Getz Avenue, Block 5513, Lot 98, N.B. #2254/74.**

**APPEARANCES—**

For Applicant: Jerome L. Grushkin.

**ACTION OF BOARD—**Time to complete construction extended.

**THE VOTE—**

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

**THE RESOLUTION—**

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and



# MINUTES

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**35-78-BZY—B.S.I.—401 Getz Avenue, Block 5513, Lot 95, N.B. #2255/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**36-78-BZY—B.S.I.—385 Lamoka Avenue, Block 5513, Lot 84, N.B. #2256/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**37-78-BZY—B.S.I.—375 Lamoka Avenue, Block 5513, Lot 160, N.B. #2257/74.**

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—time to complete construction extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the record shows that all 39 applications for building permits were filed for in 1974 and that consecutive Building Department new building numbers were assigned; and

WHEREAS, the record shows that one mortgage covering these 39 structures was secured by a single owner; and

WHEREAS, 28 building permits were issued on March 7, 1978; and

WHEREAS, foundations were completed at 120 Ridgewood Avenue and 122 Ridgewood Avenue prior to March 11, 1978; and

WHEREAS, the granting of these BZY applications for time to continue construction will not encourage new construction that is contrary to present zoning regulations since the time to apply has already been passed and no additional BZY applications have been made; and

WHEREAS, the Board finds that the applicant has met the requirements of Section 11-331 of the Zoning Resolution for time to complete foundations.

*Resolved*, that the Board of Standards and Appeals does hereby authorize, under Section 11-331 of the Zoning Resolution, the time to complete foundations to December 20, 1978.

**877-77-A**

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—18 Ramona Avenue, southwest corner of Drumgoole Road West, Block 6286, Lot 45, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.



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## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1977, on N.B. Applic. #1041/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the order and decision of the Borough Superintendent, dated November 2, 1977 acting on N.B. Applic. #1041/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked received "November 22, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 878-77-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Ramona Avenue, south side, 200 feet east of Heenan Avenue, Block 6286, Lot 40, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1977, on N.B. Applic. #1042/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per

Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the order and decision of the Borough Superintendent, dated November 2, 1977, acting on N.B. Applic. #1042/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked received "November 22, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 879-77-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—185 Heenan Avenue, southeast corner of Ramona Avenue, Block 6286, Lot 30, Annadale, Borough of Staten Island.

## APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1977, on N.B. Applic. #1044/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the order and decision of the Borough Superintendent, dated November 2, 1977 acting on N.B. Applic. #1044/77 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to



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be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked received "November 22, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 880-77-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application November 22, 1977—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—393 Lamont Avenue, north side, 100 feet east of Heenan Avenue, Block 6286, Lot 15, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1977, on N.B. Applic. #1045/77, reads:

"The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the order and decision of the Borough Superintendent, dated November 2, 1977 acting on N.B. Applic. #1045/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 3 inches of water over the roof area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked received "November 22, 1977", 2 sheets and that all laws, rules and regulations shall be complied with.

## 19-78-A

APPLICANT—Hawkins, Delafield and Wood for S. C. Johnson and Son, Incorporated, owner.

SUBJECT—Application January 13, 1978—appeal from a decision of the Fire Commissioner re- packaging of com-

bustible mixture known as "Non-Aerosol Shout Laundry Soil and Stain Remover", in 22 ounce polyvinylchloride plastic vertically tapered; broad bottom with polyvinylchloride plastic top, container not in compliance with the regulations of the Administrative Code of the City of New York.

### APPEARANCES—

For Applicant: James P. O'Connor and J. Jay Anderson.  
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 15, 1977, on Folder #122-835 A, reads:

"We regret to inform you that your application to register your product 'Non-Aerosol Shout Laundry Soil and Stain Remover' a Combustible Mixture with a flash point of 144°F in containers as follows: 22 Fl. Oz. polyvinylchloride plastic vertically tapered; broad bottom with polyvinylchloride plastic top is **DISAPPROVED**. Such containers are not in compliance with our regulations to wit: Sec. C19-62.O.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the Appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Fire Commissioner, dated December 15, 1977, acting on Folder #122-835 A, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawings filed "January 13, 1978", 8 sheets; that the modification shall apply to "Non-Aerosol Shout Laundry Soil and Stain Remover" in 22 ounce container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; and that in all other respects, all laws, rules and regulations applicable shall be complied with.

## 48-78-A

APPLICANT—E. Lauria for Joseph Guido, owner.

SUBJECT—Application January 31, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—152 Woodvale Avenue, west side, 173.40 feet south of Latourette Street, Block 6789, Lot 28, Princess Bay, Borough of Staten Island.

### APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 19, 1978, on N.B. Applic. #1341/77, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York therefore:



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A. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

B. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore contrary to Section C26-401.0 of the Administrative Code.

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewer into which discharge is feasible located within 500 feet of the property, is contrary to Section P110.2(c) RS-16."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 19, 1978, acting on N.B. Applic. #1341/77, Objection Nos. 1 A and B and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof area and one inch over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 1 A and B is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received January 31, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 52-78-A

APPLICANT—Alphonse J. Calvanico for Raymond Longobardi, owner.

SUBJECT—Application February 3, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—194 Edwin Street, south side, 240.48 feet west of Barclay Avenue, Block 6423, Lot 6, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 2, 1978, on N.B. Applic. #1532/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, Therefore:

A. No C. of O. can be issued as per Article 3, Section 36, the General City Law and,

B. Permit may not be issued since proposed construction does have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated February 2, 1978, acting on N.B. Applic. #1532/77, Objection No. 1 A and B, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings, marked "Received February 3, 1978", one sheet; and that all laws, rules and regulations shall be complied with.

## 53-78-A

APPLICANT—Alphonse J. Calvanico for Judy Rifka, owner.

SUBJECT—Application February 3, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—331 Barclay Avenue, southeast corner of Sycamore Street, Block 6382, Lot 9, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1978, on N.B. Applic. #1506/77, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 25, 1978, acting on N.B. Applic. #1506/77, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 3, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.



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## 78-78-A

APPLICANT—Neil W. Talling for Chrysler Corporation, owner.

SUBJECT—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant—Part No. 2932531", in one (1) gallon oblong polyethylene with child proof-polypropylene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.

### APPEARANCES—

For Applicant: None.

For Administration: Lt. P. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated January 25, 1978, on Folder #122-1696 C.M., reads:

"We regret to inform you that your application to register your product 'Mopar Winter Anti-Freeze Summer Coolant—Part No. 2932531' a Combustible Mixture with a flash point of 254°F (T.O.C.) in containers as follows: 1 Gallon Oblong Polyethylene with Child Proof Polypropylene with Foil Seal is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the Appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Fire Commissioner, dated January 25, 1978, acting on Folder Number #122-1696 C.M., be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "June 16, 1978", one sheet; that the modification shall apply to "Mopar Winter Anti-Freeze Summer Coolant—Part No. 2932531" in one gallon container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; and that in all other respects, all laws, rules and regulations applicable shall be complied with.

## 118-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—102 Ridgewood Avenue, west side, 107.46 feet north of Lamoka Avenue, Block 5513, Lot 155, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2224/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block

which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per reference Standard RS-16, Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2224/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 119-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—104 Ridgewood Avenue, west side, 132.46 feet north of Lamoka Avenue, Block 5513, Lot 154, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2225/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2225/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2



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inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 120-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—403 Getz Avenue, east side, 168.13 feet north of Lamoka Avenue, Block 5513, Lot 92, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2234/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2234/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings,

marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 121-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—407 Getz Avenue, east side, 141.71 feet north of Lamoka Avenue, Block 5513, Lot 91, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2235/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2235/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 122-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—409 Getz Avenue, east side, 115.28 feet north of Lamoka Avenue, Block 5513, Lot 89, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.



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ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2236/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2236/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 123-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—411 Getz Avenue, east side, 88.85 feet north of Lamoka Avenue, Block 5513, Lot 88, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2237/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site

per Reference Standard RS-16, Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2237/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 124-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—415 Getz Avenue, east side, 62.43 feet north of Lamoka Avenue, Block 5513, Lot 87, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2238/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2238/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the vol-



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ume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 125-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—417 Getz Avenue, east side, 36.00 feet north of Lamoka Avenue, Block 5513, Lot 86, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2239/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc. (See Cal. 118-78-A—same decision).  
and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2239/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 126-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—401 Getz Avenue, east side, 194.56 feet north of Lamoka Avenue, Block 5513, Lot 93, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2255/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc.

(See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2255/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 127-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—385 Lamoka Avenue, northeast corner of Getz Avenue, Block 5513, Lot 84, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2256/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).



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and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N. B. Applic. #2256/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 128-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—375 Lamoka Avenue, northwest corner of Ridgewood Avenue, Block 5513, Lot 160, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2257/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc."

(See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2257/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located

so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 129-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—150 Ridgewood Avenue, west side, 93.00 feet south of Katan Avenue, Block 5513, Lot 128, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2222/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2222/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 130-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—156 Ridgewood Avenue, west side, 24 feet south of Katan Avenue, Block 5513, Lot 124, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.



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ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2250/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc."

(See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2250/74 Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 131-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—158 Ridgewood Avenue, southwest corner of Katan Avenue, Block 5513, Lot 123, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2251/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2251/74,

Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 132-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—152 Ridgewood Avenue, west side, 70.00 feet south of Katan Avenue, Block 5513, Lot 126, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Gushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,  
Commissioner Carroll, Commissioner Walsh,  
Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2248/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc."

(See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2248/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.



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## 133-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—154 Ridgewood Avenue, west side, 47.00 feet south of Katan Avenue, Block 5513, Lot 125, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2249/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and etc."

(See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2249/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 136-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—124 Ridgewood Avenue, west side, 341.75 feet south of Katan Avenue, Block 5513, Lot 142, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2228/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2228/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 137-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—126 Ridgewood Avenue, west side, 316 feet south of Katan Avenue, Block 5513, Lot 140, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2229/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2229/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to



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be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 138-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—132 Ridgewood Avenue, west side, 290.25 feet south of Katan Avenue, Block 5513, Lot 139, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2230/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2230/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 139-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—134 Ridgewood Avenue, west side, 264.50 feet south of Katan Avenue, Block 5513, Lot 138, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2231/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc."

(See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2231/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 140-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Ridgewood Avenue, west side, 238.75 feet south of Katan Avenue, Block 5513, Lot 137, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2232/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc."

(See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.



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*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2232/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 141-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—138 Ridgewood Avenue, west side, 213 feet south of Katan Avenue, Block 5513, Lot 136, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2233/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).

and  
WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2233/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 142-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—373 Getz Avenue, east side, 473.81 feet north of Lamoka Avenue, Block 5513, Lot 107, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2240/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc."

(See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2240/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 143-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—375 Getz Avenue, east side, 448.06 feet north of Lamoka Avenue, Block 5513, Lot 106, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0



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## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2241/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc."

(See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2241/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 144-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—379 Getz Avenue, east side, 422.31 feet north of Lamoka Avenue, Block 5513, Lot 105, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2242/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc."

(See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2242/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids

of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 145-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—381 Getz Avenue, east side, 396.56 feet north of Lamoka Avenue, Block 5513, Lot 103, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2243/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc."

(See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2243/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 146-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.



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SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—383 Getz Avenue, east side, 370.81 feet north of Lamoka Avenue, Block 5513, Lot 102, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2244/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2244/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 147-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—385 Getz Avenue, east side, 345.06 feet north of Lamoka Avenue, Block 5513, Lot 101, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2245/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block

which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2245/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 148-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—389 Getz Avenue, east side, 293.56 feet north of Lamoka Avenue, Block 5513, Lot 98, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2254/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2254/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells



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are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 149-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—76 Ridgewood Avenue, west side, 42.00 feet south of Lamoka Avenue, Block 5507, Lot 184, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2218/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision) and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2218/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 150-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—80 Ridgewood Avenue, southwest corner of Lamoka Avenue, Block 5507, Lot 182, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2219/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2219/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 151-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—427 Getz Avenue, southeast corner of Lamoka Avenue, Block 5507, Lot 152, Eltingville, Borough of Staten Island.

### APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2220/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2220/74, Objection No. 1, be and it hereby is *modified* and that the



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# MINUTES

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appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

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## 152-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—431 Getz Avenue, east side, 43.90 feet south of Lamoka Avenue, Block 5507, Lot 150, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2221/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision)

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2221/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 153-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Ridgewood Avenue, west side, 105.27 feet south of Lamoka Avenue, Block 5507, Lot 187, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2246/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2246/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

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## 154-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Ridgewood Avenue, west side, 82.00 feet south of Lamoka Avenue, Block 5507, Lot 186, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6

Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2247/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).

and  
WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2247/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 155-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—435 Getz Avenue, east side, 83.90 feet south of Lamoka Avenue, Block 5507, Lot 148, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2252/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2252/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained

volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 156-78-A

APPLICANT—Grushkin and Oddo, Architects for Harry Epstein, owner.

SUBJECT—Application February 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—437 Getz Avenue, east side, 107.17 feet south of Lamoka Avenue, Block 5507, Lot 147, Eltingville, Borough of Staten Island.

## APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1978, on N.B. Applic. #2253/74, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and, etc." (See Cal. 118-78-A—same decision).

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 24, 1978, acting on N.B. Applic. #2253/74, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; *on further condition* that the building shall substantially conform to drawings, marked "Received February 24, 1978", 2 sheets; and that all laws, rules and regulations shall be complied with.

## 160-78-A

APPLICANT—Nicholas J. Salvadeo for Helen Abbruzzese, owner.

SUBJECT—Application February 28, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.



# MINUTES

Proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—4707 Arthur Kill Road, southwest corner of Allentown Lane, Block 7614, Lot 20, Tottenville, Borough of Staten Island.

**APPEARANCES**—

For Applicant: Donald Rowe.

**ACTION OF BOARD**—Appeal granted on condition.

**THE VOTE**—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ..... 6  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the decision of the Borough Superintendent, dated February 16, 1978, on N.B. Applic. #2079/73, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

a) No C. of O. can be issued as per Art. 3, Section 36 of the General City Law and

b) Proposed construction does not have at least eight percent of the total perimeter of building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed use of drywells for 100% disposal of storm water where no public storm sewers into which discharge is feasible are located with 500 ft. of the property is contrary to Section P110.2(c), RS-16 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the the Board which recommended that the appeal be *granted under certain conditions*.

*Resolved*, that the decision of the Borough Superintendent, dated February 16, 1978, acting on N.B. Applic. #2079/73, Objection Nos. 1 a and b and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully place under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that Objection Number 1 a and b, is granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings, marked "Received February 28, 1978", 2 sheets; and "May 4, 1978", one sheet; and that all laws, rules and regulations shall be complied with.

**986-77-A**

**APPLICANT**—Redken Laboratories, Incorporated, owner.

**SUBJECT**—Application December 20, 1977—appeal from a decision of the Fire Commissioner re- packaging of nail polish remover in 16 ounce, high density, polyethylene container with a cap made of phenolic material with a poly aluminum mylar liner, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

**APPEARANCES**—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

**ACTION OF BOARD**—Laid over to July 5, 1978, at 2 P.M., for decision; hearing closed.

**6-78-A**

**APPLICANT**—McGee and Morsellino for John Yonke, owner.

**SUBJECT**—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—36-14 Bud Place, northwest corner of 36th Road, Block 4968, Lots 24, 28, 29, and 30, Flushing, Borough of Queens.

**APPEARANCES**—

For Applicant: Joseph P. Morsellino.

**ACTION OF BOARD**—Laid over to July 5, 1978, at 2 P. M., for decision; additional information; hearing closed.

**66-78-A**

**APPLICANT**—McGee and Morsellino for Amoco Oil Company, owner.

**SUBJECT**—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- proposed use of self service gasoline pumps.

**PREMISES AFFECTED**—529 Utica Avenue, southwest corner of Rutland Road, Block 4604, Lot 1, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Joseph P. Morsellino.

**ACTION OF BOARD**—Decision deferred to July 5, 1978, at 2 P.M.; hearing closed.

**67-78-A**

**APPLICANT**—McGee and Morsellino for Amoco Oil Company, Long-term lessee.

**SUBJECT**—Application February 13, 1978—appeal from a decision of the Borough Superintendent re- proposed use of self service gasoline pumps.

**PREMISES AFFECTED**—1130 Pennsylvania Avenue, northwest corner of Flatlands Avenue, Block 4412, Lots 29 and 32, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Joseph P. Morsellino.

**ACTION OF BOARD**—Decision deferred to July 5, 1978, at 2 P.M., for decision; hearing closed.

**76-78-A**

**APPLICANT**—Northeast Marine Terminal for City of New York, owner.

**SUBJECT**—Application February 15, 1978—appeal from a oblong polyethelene with child proof polypropelene with decision of the Fire Commissioner re- use of unapproved oil burner unit as space heater.

**PREMISES AFFECTED**—Foot of 39th Street and Gowanus Bay, Block 662, Lot 100 (230, 115 and 150), Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Russell F. Magna.

For Administration: Lt. R. J. Ellis, Fire Dept.

**ACTION OF BOARD**—Laid over to July 11, 1978, at 2 P.M., for decision, additional information; hearing closed.

**77-78-A**

**APPLICANT**—Neil W. Talling for Chrysler Corporation, owner.



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# MINUTES

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**SUBJECT**—Application February 15, 1978—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Mopar Winter Anti-Freeze Summer Coolant-Part No. 4106784", in one (1) gallon oblong polyethelene with child proof polyporpelene with foil seal, container not in compliance with the Regulations of the Administrative Code of the City of New York.

**APPEARANCES**—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

**ACTION OF BOARD**—Laid over to July 5, 1978, at 2 P.M., for decision; hearing closed.

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## 82-78-A

**APPLICANT**—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

**SUBJECT**—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—41 Hillis Street, southeast corner of Summit Place, Block 6240, Lot 1, Annadale, Borough of Staten Island.

**APPEARANCES**—

For Applicant: David C. Winters.

**ACTION OF BOARD**—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

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## 83-78-A

**APPLICANT**—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

**SUBJECT**—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—20 Summit Place, south side, 110.65 feet east of Hillis Street, Block 6240, Lot 7, Annadale, Borough of Staten Island.

**APPEARANCES**—

For Applicant: David C. Winters.

**ACTION OF BOARD**—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

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## 84-78-A

**APPLICANT**—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

**SUBJECT**—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—30 Summit Place, south side, 210.65 feet east of Hillis Street, Block 6240, Lot 12, Annadale, Borough of Staten Island.

**APPEARANCES**—

For Applicant: David C. Winters.

**ACTION OF BOARD**—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

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## 85-78-A

**APPLICANT**—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

**SUBJECT**—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—15 Rogers Place, north side, 61.25 feet west of Fornes Place, Block 6240, Lot 79, Annadale, Borough of Staten Island.

**APPEARANCES**—

For Applicant: David C. Winters.

**ACTION OF BOARD**—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

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## 86-78-A

**APPLICANT**—Alphonse J. Calvanico, P.E. for Harry Kantor, owner.

**SUBJECT**—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—25 Rogers Place, north side, 172.36 feet west of Fornes Place, Block 6240, Lot 84, Annadale, Borough of Staten Island.

**APPEARANCES**—

For Applicant: David C. Winters.

**ACTION OF BOARD**—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

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## 87-78-A

**APPLICANT**—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

**SUBJECT**—Application January 24, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—18 Fornes Place, southwest corner of Rogers Place, Block 6240, Lot 117, Annadale, Borough of Staten Island.

**APPEARANCES**—

For Applicant: David C. Winters.

**ACTION OF BOARD**—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

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## 88-78-A

**APPLICANT**—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

**SUBJECT**—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—4945 Amboy Road, north side, 141.25 feet west of Fornes Place, Block 6240, Lot 135, Annadale, Borough of Staten Island.

**APPEARANCES**—

For Applicant: David C. Winters.

**ACTION OF BOARD**—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

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## 89-78-A

**APPLICANT**—Alphonse J. Calvanico, P. E. for Charles Saretsky, owner.

**SUBJECT**—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

**PREMISES AFFECTED**—4933 Amboy Road, northwest corner of Fornes Place, Block 6240, Lot 126, Annadale, Borough of Staten Island.

**APPEARANCES**—

For Applicant: David C. Winters.

**ACTION OF BOARD**—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.



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# MINUTES

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## 90-78-A

APPLICANT—Alphonse J. Calvanico, P.E. for Charles Saretsky, owner.

SUBJECT—Application February 17, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—22 Rogers Place, southside, 134.35 feet east of Hillis Street, Block 6240, Lot 111, Annadale, Borough of Staten Island.

### APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

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## 170-78-A

APPLICANT—William S. Bannon for Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application March 2, 1978—appeal from a decision of the Fire Commissioner re- installation of fog spray system.

PREMISES AFFECTED—36-04 Vernon Boulevard, west side, 50 feet south of 36th Avenue, Block 357, Lot 1, Ravenswood, Borough of Queens.

### APPEARANCES—

For Applicant: Victor C. Gonnella, Thomas Malinowski and Donald A. Butel.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to July 5, 1978, at 2 P.M., for decision; hearing closed.

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## 206-78-A

APPLICANT—Donald Rowe for Luciano Pozza, owner.

SUBJECT—Application March 29, 1978—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—88 Covengry Road, south side, 114.64 feet west of Westentry Road, Block 891, Lot 22, Todt Hill, Borough of Staten Island.

### APPEARANCES—

For Applicant: Donald Rowe.

ACTION OF BOARD—Laid over to June 27, 1978, at 2 P.M., for decision; hearing closed.

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## 212-78-A

APPLICANT—Larry Metzger for Nettie Feldstein, owner.

SUBJECT—Application March 31, 1978—appeal from a decision of the Borough Superintendent re- proposed conversion of three story two family dwelling to a multiple dwelling.

PREMISES AFFECTED—1780 East 19th Street, west side, 154 feet north of Avenue R, Block 6801, Lot 40, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Ronald Ogur.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

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## 396-78-A

APPLICANT—Sheldon Lobel for 148th Avenue Realty Associates, owners.

SUBJECT—Application May 26, 1978—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—167-43 148th Avenue, northwest corner of 175th Street, Block 13365, Lot 1, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Sheldon Lobel, Myron Dubin and Abraham N. Sirof.

ACTION OF BOARD—Laid over to July 11, 1978, at 2 P.M., for decision; hearing closed.

Adjourned: 5:45 P.M.

ALAN D. GERSHUNY, *Executive Director*



# CORRECTIONS

## CORRECTION\*

The resolution adopted April 18, 1978 under Calendar Number 518-77-BZ and printed in Bulletin No. 17, Volume LXIII is hereby corrected to read as follows:

### 518-77-BZ

APPLICANT—Diffendale and Kubec for WPOW, Incorporated, owner.

SUBJECT—Application August 2, 1977—decision of the Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the enlargement in area and conversion of a community facility radio studio and tower into a commercial radio studio that does not comply with the special district regulation for sidewalks and landscaping.

PREMISES AFFECTED—1111 Woodrow Road, south side, 628.01 feet east of Powell Avenue, Block 6110, Lot 204, Huguenot, Borough of Staten Island. Community Board #3S.I.

### APPEARANCES—

For Applicant: Wallace Kubec.

For Opposition: None.

### RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 31, 1978, after due notice by publication in the Bulletin; Laid over to February 28, 1978; then to March 14, 1978; then to April 11, 1978; then to April 18, 1978; and

WHEREAS, the decision of the Borough Superintendent, dated August 3, 1977, acting on Alt. Applic. #304/1976, reads:

“1. The proposed non-accessory use of radio towers by non-community facility when located in a R3-2 Zoning District requires a Special Permit by the Board of Standards and Appeals pursuant to Section 22-21 of the Zoning Resolution.

2. The proposed conversion and extension of radio studio and accessory towers (Use Group 10) which is not a use permitted as of right when located in a R3-2 Zoning District is contrary to Section 22-10 of the Zoning Resolution.

3. There are no applicable Bulk, Parking, or Loading requirements for a Commercial Use when located in a R3-2 Zoning District.

4. Sidewalk trees not provided in Accordance with Section 107-322(B) of the Zoning Resolution.

5. Landscape Buffer in accordance with Section 107-482 of the Zoning Resolution required along that portion of side and rear lot lines which are adjacent to a residential use.”

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted*, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the enlargement in area and conversion of a community facility radio

and tower into a commercial radio studio that does not comply with the special district regulations for sidewalks and landscaping *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received “August 2, 1977”, 10 sheets, “March 10, 1978”, 2 sheets and “April 7, 1978”, 1 sheet and *on further condition* that this variance shall be limited to a term of 5 years that the radio transmission be limited to a standard broadcast A.M. band not to exceed 300 megahertz; that all laws and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

\* In the decision of the Borough Superintendent the words, Landscape Buffer in accordance with Section were omitted from resolution.

## CORRECTION\*

The resolution adopted February 21, 1978 under Calendar Number 792-77-A and printed in Volume LXIII, Bulletin No. 9, is hereby corrected to read as follows:

### 792-77-A

APPLICANT—Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as “Hunt Premium General Premix”, in 32 ounce round H.D./P.E. with an Aluminum Heat Seal, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

### APPEARANCES—

For Applicant: Glenn C. Knudsen.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated September 29, 1977, on Folder #122-3473, reads:

“We regret to inform you that your application to register your product ‘Hunt Premium General Premix’ a Combustible Mixture with a flash point of 110°F (T.O.C.) in containers as follows: 32 ounce Round H.D./P.E. with an Aluminum Heat Seal is *Disapproved*. Such containers are not in compliance with our regulations to wit: Section C19-62.0.b of the New York City Administrative Code requires that containers of this type for Combustible Mixtures be of metal with replaceable tops or caps.”

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner, dated September 29, 1977, acting on Folder Number 122-3473, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed “October 26, 1977”, 1 sheet; that the modification shall apply to “Hunt Premium General Premix” only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; and that in all other respects, all laws, rules and regulations applicable shall be complied with.

\* Wherever the product name appears in the resolution it has been corrected to include the word “Premium”.



# CORRECTIONS

## CORRECTION\*

The resolution adopted February 21, 1978 under Calendar Number 793-77-A and printed in Volume LXIII, Bulletin No. 9, is hereby corrected to read as follows:

### 793-77-A

APPLICANT—Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Hunt Premium Electrostatic Dispersant", in 32 ounce round H.D./P.E. with an Aluminum Heat Seal, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

#### APPEARANCES—

For Applicant: Glenn C. Knudsen.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated September 29, 1977, on Folder #122-3473, reads:

"We regret to inform you that your application to register your product 'Hunt Premium Electrostatic Dispersant' a Combustible Mixture with a flash point of 116°F (T.O.C.) in containers as follows: 32 oz. Round H.D./P.E. with an Aluminum Heat Seal is *DISAPPROVED*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the New York City Administrative Code requires that containers of this type for Combustible Mixtures be of metal with replaceable tops or caps."

and

*Resolved*, that the decision of the Fire Commissioner, dated September 29, 1977, acting on Folder Number 122-3473, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "October 26, 1977", 1 sheet; that the modification shall apply to "Hunt Premium Electrostatic Dispersant" only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; and that in all other respects, all laws, rules and regulations applicable shall be complied with.

\* Wherever the product name appears in the resolution it has been corrected to include the word "Premium".

## CORRECTION\*

The resolution adopted February 21, 1978 and printed in Bulletin No. 9, Volume LXIII under Calendar Number 794-77-A is hereby corrected to read as follows:

### 794-77-A

APPLICANT—Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application October 26, 1977—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Hunt Premium NCN Toner", in 32 ounce round H.D./P.E. with an Aluminum Heat Seal, container not in Compliance with the Regulations of the Administrative Code of the City of New York.

#### APPEARANCES—

For Applicant: Glenn C. Knudsen.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

#### THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated September 29, 1977, on Folder #122-3473, reads:

"We regret to inform you that your application to register your product 'Hunt Premium NCN Toner' a Combustible Mixture with a flash point of 114°F (T.O.C.) in containers as follows: 32 oz. Round H.D./P.E. with an Aluminum Heat Seal is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C-19-62.0.b of the New York City Administrative Code requires that containers of this type for Combustible Mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

*Resolved*, that the decision of the Fire Commissioner, dated September 29, 1977, acting on Folder Number 122-3473, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "October 26, 1977", 1 sheet; that the modification shall apply to "Hunt Premium NCN Toner" only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner, and that in all other respects, all laws, rules and regulations applicable shall be complied with.

\* Wherever the product name appears in the resolution it has been corrected to include the word "Premium".



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